

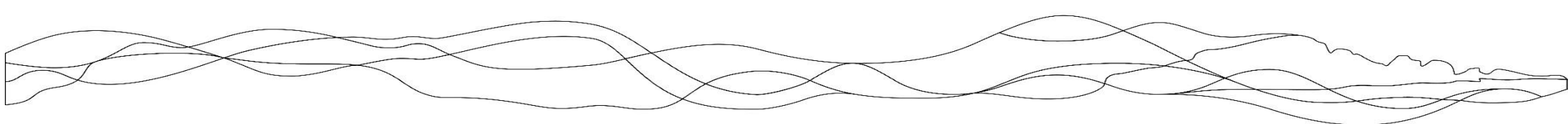


## South Downs National Park

# **Gypsy, Traveller and Travelling Showpeople Background Paper 2016: APPENDIX A - G**

*Base date 1<sup>st</sup> DECEMBER 2016*

*(This study does not currently include the Brighton & Hove City area)*



## Appendix A: Existing provision of Gypsy and Traveller sites with the SDNP at 1<sup>st</sup> December 2016

### i) Current Authorised Gypsy & Traveller Pitches

Ref		Local Authority	Parish / Ward	Permanent	Temporary	Ownership
AR(GT)02	Wychway Farm, Patching	Arun	Patching	1	0	Private
AR(GT)03	Forest View Park, Crossbush	Arun	Poling	12	0	Private
AR(GT)04	The Wood Yard, Patching	Arun	Patching	1	0	Private
AR(GT)05	Coventry Plantation, Findon	Arun	Findon	7	0	Private
AR(GT)06	Old Timbers, Slindon Common	Arun	Slindon	1	0	Private
AR(GT)07	Savi Maski Granzi Stable Yard, Findon	Arun	Findon	1	0	Private
BH(GT)29	Horsdean Traveller Site, Patcham	Brighton & Hove	Patcham	12	0	Local Authority
C(GT)01	Oak Tree Farm Stables, Kirdford	Chichester	Kirdford	1	0	Private
EH(GT)01	Fern Farm, Greatham	East Hants	Greatham	0	2	Private
EH(GT)03	Half Acre, Hawkley	East Hants	Hawkley	0	5 caravans (approx. 3 pitches)	Private
EH(GT)04	New Barn Stables, Binstead	East Hants	Binstead	1	0	Private
L(GT)01	Adjacent to Offham Filling Station, Offham	Lewes	Hamsey	4	0	Private
L(GT)02	The Pump House, Kingston nr Lewes	Lewes	Kingston	0	1	Private
MS(GT)01	Market Gardens Caravan, Fulking	Mid Sussex	Fulking	1	0	Private
MS(GT)02	Land to the east of Market Gardens Caravan, Fulking	Mid Sussex	Fulking	2	0	Private
W(GT)02	Copperfields, Soberton	Winchester	Soberton	0	3	Private
W(GT)03	Rupert's Roost, Soberton	Winchester	Soberton	0	1	Private
W(GT)04	Eastwood Yard, Soberton	Winchester	Soberton	1	0	Private
WO(GT)01	Titnore Lane, Patching	Worthing	Patching	Tolerated New Age Travellers	0	Private

*	Small Dole Caravan Site, Small Dole	Horsham	Small Dole	-	0	Private
<b>Total Pitches</b>				<b>45</b>	<b>10</b>	

**ii) Current Authorised Gypsy & Traveller Transit Pitches**

Ref		District	Parish	Permanent	Temporary	Ownership
BH(GT)138	Horsdean Traveller Site, Patcham	Brighton & Hove	Patcham	21	0	Local Authority
L(GT)03	Bridies Tan, Lewes	Lewes	Glynde	9	0	Local Authority
<b>Total Pitches</b>				<b>30</b>		

**iii) Current Authorised Travelling Showpeople Plots**

Ref		District	Parish	Permanent	Temporary	Ownership
AR(GT)01	Fairhaven, Angmering	Arun	Patching	1	0	Private
W(GT)05	Pointers Paddock, Droxford	Winchester	Droxford	3	0	Private
<b>Total Plots</b>				<b>4</b>	<b>0</b>	

**iv) Current Unauthorised Sites (Gypsy, Traveller and Travelling Showpeople)**

Ref		District	Parish	Ownership	Further information
W(GT)01	Meadows Farm, Hambledon	Winchester	Hambledon	Private	
C(GT)03	Land North of Junction with B2138, Bury,	Chichester	Bury	Private	Subject of a current appeal
EH(GT)02	Warren Barn, Priors Dean	East Hants	Priors Dean	Application in progress	Private

## Appendix B: Accommodation Need

### Brighton & Hove Accommodation assessment 2015 – Detailed figures

<b>Brighton and Hove Traveller accommodation assessment results 2015 (covering Brighton &amp; Hove parts of the SDNP)</b>	
<b>Current supply</b>	
Socially rented pitches	0
Private authorised pitches	0
<b>Total authorised supply</b>	<b>0</b>
<b>Current need (2013/14 – 2017/18)</b>	
End of temporary permissions	0
Concealed households	0
New household formation	2
Unauthorised developments	0
Net movement from housing to sites / sites to housing	2
Closure of sites	0
Transit households / unauthorised encampments	16
Movement between areas	0
<b>Total</b>	<b>20</b>
<b>Pitch Supply (2013/14 – 2017/18) at the Horsdean Traveller Site. Completed Mid 2016</b>	<b>12</b>
<b>Current Need</b>	<b>8</b>
<b>Future need</b>	
2018/19 – 2022/23	2
2022/23 – 2027/28	3
<b>Total Need</b>	<b>13</b>

**Coastal West Sussex Accommodation Assessment 2014 – Detailed figures**

<b>Coastal West Sussex Traveller accommodation assessment 2014 (covering Adur, Arun, Chichester &amp; Worthing parts of the SDNP)</b>			
	<b>Gross Requirement 2012</b>	<b>Supply 2012</b>	<b>Net Requirement 2012 - 2027</b>
<b>Supply</b>			
Additional supply from empty pitches	0	0	0
Additional supply new sites	0	0	0
Movement to bricks and mortar	0	2	0
<b>Total Supply</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Current need</b>			
Current unauthorised / encampments looking to stay	2	0	0
Concealed households	0	0	0
Movement from bricks and mortar	0	0	0
<b>Total current need</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Future need</b>			
Currently on site with temporary planning permission	2	0	0
Net migration	0	0	0
Net new household formation	4	0	0
<b>Total future needs</b>	<b>6</b>	<b>0</b>	<b>0</b>
<b>Total need</b>	<b>8</b>	<b>2</b>	<b>6</b>

**UPDATED to 1<sup>st</sup> December 2016: Need for Coastal West Sussex parts of SDNP**

	<b>Gross Requirement Aug 2016</b>	<b>Supply Aug 2016</b>	<b>Net Requirement Aug 2016 - 2027</b>	<b>Notes</b>
<b>Supply</b>				
Additional supply from empty pitches	0	0	0	Assumed remains as per 2014 study
Additional supply new sites, permanent permission granted on temporary sites and authorisation of previously unauthorised.	0	16	0	12 – Forest View, Crossbush 1 – The Wood Yard, Patching 1 – Savi Maski Granzi, Findon 1 – Wychway (was temp now permanent) 1 – Oak Tree Farm (was temp now permanent)
Movement to bricks and mortar	0	2	0	Assumed remains as per 2014 study
<b>Total Supply</b>	<b>0</b>	<b>18</b>	<b>0</b>	
<b>Current Need</b>				
Current unauthorised / encampments looking to stay	2	0	0	Land north of junction with B2138 Bury Road, Bury
Concealed households	0	0	0	Assumed remains as per 2014 study
Movement from bricks and mortar	0	0	0	Assumed remains as per 2014 study
<b>Total current need</b>	<b>2</b>	<b>0</b>	<b>0</b>	
<b>Future need</b>				
Currently on site with temporary planning permission	0	0	0	All temporary sites identified in 2014 now have permanent permission.
Net migration	0	0	0	Assumed remains as per 2014 study
Net new household formation	4	0	0	Assumed remains as per 2014 study
<b>Total Future Needs</b>	<b>4</b>	<b>0</b>	<b>0</b>	
<b>Total need</b>	<b>6</b>	<b>18</b>	<b>-12</b>	

**East Sussex Accommodation Assessment 2015 – Detailed figures**

<b>East Sussex Traveller accommodation assessment results 2015 (covering Eastbourne, Lewes &amp; Wealden parts of the SDNP)</b>	
<b>Current supply</b>	
Socially rented pitches	0
Private authorised pitches	5
<b>Total authorised supply</b>	<b>5</b>
<b>Current need (2013/14 – 2017/18)</b>	
End of temporary permissions	1
Concealed households	0
New household formation	0
Unauthorised developments	0
Net movement from housing to sites / sites to housing	0
Closure of sites	0
Transit households / unauthorised encampments	5
Movement between areas	0
<b>Total current need</b>	<b>6</b>
<b>Future need</b>	
2018/19 – 2022/23	1
2022/23 – 2027/28	1
<b>Total need</b>	<b>8</b>

**Hampshire assessment 2013 – Detailed figures**

<b>Hampshire Traveller accommodation assessment 2013 (covering East Hampshire &amp; Winchester parts of the SDNP)</b>					
	<b>Temporary Permissions at April 2013</b>	<b>2013 – 2017</b>	<b>2018 – 2022</b>	<b>2023 – 2027</b>	<b>Total</b>
Gypsy and Traveller Pitches	7	5	1	1	14
Travelling Showpeople Plots	3	1	0	0	4
Transit Pitches	0	13 in Winchester District and 2 in East Hampshire District. This figure was not disaggregated to give a figure for the SDNPA area.			

**UPDATED to 1<sup>st</sup> December 2016: Need for Hampshire parts of SDNP**

	<b>Current temporary permissions / application in progress</b>	<b>2013 – 2022</b>	<b>2023 – 2027</b>	<b>Total</b>
Gypsy and Traveller Pitches	4	6	1	11
Travelling Showpeople Plots	3	1	0	4



## Appendix C: All sites considered

SDNPA Ref	Study Area	District	Parish / Ward / Town	Address	Site Source	Evidence
AD(GT)01	CWS	Adur	Sompting	Halewick Farm, Sompting	SHLAA	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
AD(GT)02	CWS	Adur	Sompting	Refuse Destructor Site, Sompting	WSCC land	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
AD(GT)03	CWS	Adur	Sompting	Halewick Lane, Sompting	Adur DC Land	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
AD(GT)04	CWS	Adur	Buckingham	Happy Valley Riding School, Shoreham	Land owner suggestion	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
AR(GT)01	CWS	Arun	Patching	Fairhaven, Angmering	Authorised Site (Permanent)	SDNPA Planning Application
AR(GT)02	CWS	Arun	Patching	Wychway Farm, Patching	Authorised Site (Permanent)	1) CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013 2) SDNPA Planning Application.
AR(GT)03	CWS	Arun	Poling	Forest View Park, Crossbush	1) Land owner suggestion 2) Authorised Site (Permanent)	1) CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013 2) SDNPA Planning Application
AR(GT)04	CWS	Arun	Patching	The Wood Yard, Patching	Authorised Site (Permanent)	1) CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013 2) Arun DC Planning Application.
AR(GT)05	CWS	Arun	Findon	Coventry Plantation, Findon	Authorised Site (Permanent)	1) CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013 2) Arun DC Planning Application.
AR(GT)06	CWS	Arun	Slindon	Old Timbers, Slindon Common	Authorised Site (Permanent)	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
AR(GT)07	CWS	Arun	Findon	Savi Maski Granzi Stable Yard, Findon	Authorised Site (Permanent)	SDNPA Planning Application
C(GT)01	CWS	Chichester	Kirdford	Oak Tree Farm Stables, Kirdford	Authorised Site (Permanent)	1) CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013 2) SDNPA Planning Application
C(GT)02	CWS	Chichester	Nyewood	Three Cornered Piece, Nyewood	Unauthorised Encampment	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013

SDNPA Ref	Study Area	District	Parish / Ward / Town	Address	Site Source	Evidence
						2) SDNPA Planning Application
C(GT)03	CWS	Chichester	Midhurst	Pitsham Lane, Midhurst	Chichester DC Land	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
C(GT)04	CWS	Chichester	Northchapel	Causennae and land adjoining, Northchapel	WSCC Land	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
C(GT)05	CWS	Chichester	Bury	Land north of Junction with B2138, Bury	Unauthorised Encampment	SDNPA Planning Application
EH(GT)01	East Hants	East Hampshire	Greatham	Fern Farm, Greatham	Authorised Site (Temporary)	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
EH(GT)02	East Hants	East Hampshire	Colemore and Priors Dean	Warren Barn, Priors Dean	Previously authorised site (Temporary)	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
EH(GT)03	East Hants	East Hampshire	Hawkley	Half Acre, Hawkley	Authorised Site (Temporary)	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
EH(GT)04	East Hants	East Hampshire	Binstead	New Barn Stables, Binstead	Authorised Site (Permanent)	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
EH(GT)05	East Hants	East Hampshire	Liss	Liss Meadow, Liss	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
EH(GT)06	East Hants	East Hampshire	Petersfield	Land at Paddock Way, Petersfield	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
EH(GT)07	East Hants	East Hampshire	Horndean Parish and Clanfield Parish	Horndean Country Farms Estate, Clanfield	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
H(GT)01	CWS	Horsham	Upper Beeding	Shoreham Cement Works, Upper Beeding	Strategic Development Site	1) CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013 2) South Downs Local Plan: Preferred Options 2015
L(GT)01	East Sussex	Lewes	Hamsey	Adjacent to Offham Filling Station, Offham	Authorised Site (Permanent)	Lewes DC Planning application
L(GT)02	East Sussex	Lewes	Kingston Near Lewes	The Pump House, Kingston	Authorised Site (Temporary)	SDNPA Planning application

SDNPA Ref	Study Area	District	Parish / Ward / Town	Address	Site Source	Evidence
L(GT)03	East Sussex	Lewes	Glynde	Bridies Tan, Lewes	Authorised Site (Temporary)	Lewes DC Planning application
L(GT)04	East Sussex	Lewes	Lewes	Juggs Road Parcel B, Lewes	Lewes DC Land	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012
L(GT)05	East Sussex	Lewes	Seaford	Land north of Alfriston Road, Seaford	Lewes DC Land	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012, Site C plus SN comments
L(GT)06	East Sussex	Lewes	Seaford	Normansal Park Avenue, Seaford	Lewes DC Land	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012
L(GT)07	East Sussex	Lewes	Hamsey	Land South of Cooksbridge, Offham	Land owner suggestion	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012, Site E. SN Comments
L(GT)08	East Sussex	Lewes	Ditchling	Ditchling Nurseries, Ditchling	1) SHLAA 2) Land owner suggestion	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012, Site L. SN comments
L(GT)09	East Sussex	Lewes	Beddingham	South of Beddingham Old Cement Works, Beddingham	Consultation response	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012
L(GT)10	East Sussex	Lewes	Lewes	Land west of southern entrance to Cuilfail Tunnel, Lewes	Consultation response	LDC & SDNPA Gypsy & Traveller Site Assessment Addendum Dec 2012
L(GT)11	East Sussex	Lewes	Ditchling	Land west of the Sewage Farm, Ditchling	Lewes DC Land	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011
L(GT)12	East Sussex	Lewes	Hamsey	Land North of existing Offham Site, Offham	Consultation response	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011, Site 3
L(GT)13	East Sussex	Lewes	Lewes	Slip Road by Southerham Roundabout, Lewes	Unauthorised Encampment	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011
L(GT)14	East Sussex	Lewes	Lewes	New Pit off Mill Road, Lewes	Consultation response	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011
L(GT)15	East Sussex	Lewes	Newhaven	Rushy Hill, A259, Peacehaven	ESCC Land	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011
L(GT)16	East Sussex	Lewes	Newhaven	Denton Depot, Newhaven	ESCC Land	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011, Site 8
L(GT)17	East Sussex	Lewes	East Chiltington	Hollycroft Field, East Chiltington	Lewes DC Land	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011
L(GT)18	East Sussex	Lewes	Streat	Land at Sandpit Cottages, Streat	Lewes DC Land	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011

SDNPA Ref	Study Area	District	Parish / Ward / Town	Address	Site Source	Evidence
L(GT)19	East Sussex	Lewes	Kingston Near Lewes	Land adjacent to Slade, Kingston Ridge, Kingston	Consultation response	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011, Sites 13
L(GT)20	East Sussex	Lewes	Hamsey	Old Telegraph Pole Depot, Offham	Public land (further investigation confirms it is privately owned)	LDC Site Assessment (version to inform Emerging Core Strategy) Sept 2011
L(GT)21	East Sussex	Lewes	Falmer	Old Station Cottage, Falmer, Brighton	Land owner suggestion	E-mail to Lewes DC
MS(GT)01	Mid Sussex	Mid Sussex	Fulking	Market Gardens Caravan, Fulking	Authorised Site (Permanent)	
MS(GT)02	Mid Sussex	Mid Sussex	Fulking	Land east of Market Gardens Caravan, Fulking	Authorised Site (Permanent)	
W(GT)01	East Hants	Winchester	Hambledon	Meadows Farm, Hambledon	Unauthorised Development	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
W(GT)02	East Hants	Winchester	Soberton	Copperfields, Soberton	Authorised Site (Temporary)	1) EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016 2) SDNPA Planning application
W(GT)03	East Hants	Winchester	Soberton	Rupert's Roost, Soberton	Authorised Site (Temporary)	1) EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016 2) SDNPA Planning Application
W(GT)04	East Hants	Winchester	Soberton	Eastwood Yard, Soberton	Authorised Site (Temporary)	Winchester DC Planning application
W(GT)05	East Hants	Winchester	Droxford	Pointers Paddock, Droxford	Authorised Site (Permanent)	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
W(GT)07	East Hants	Winchester	Bishops Waltham	Farmland, Bronte Stud, Bishop Waltham	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
W(GT)08	East Hants	Winchester	Droxford	Droxford Chippings Depot, Droxford	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
W(GT)09	East Hants	Winchester	Soberton	Land at Long Road, Soberton	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016

SDNPA Ref	Study Area	District	Parish / Ward / Town	Address	Site Source	Evidence
W(GT)10	East Hants	Winchester	Soberton	Soberton Estate Country Farm, Soberton	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
W(GT)11	East Hants	Winchester	Chilcomb	Magdalen Hill Down, Winchester	Public owned land	EHDC, SDNPA & WDC Gypsies, Travellers and Travelling Showpeople Site Assessment Study, July 2016
WO(GT)01	CWS	Worthing	Salvington	Land north of Chippings, Cote Street, Worthing	Worthing BC Land	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013
WO(GT)02	CWS	Worthing (small part in Adur)	Northbrook Ward (small part in Clapham Parish)	Titnore Lane, Patching	Tolerated Encampment	CWS Authorities and SDNPA Gypsy, Traveller and travelling Showpeople Sites Study, Sept 2013

## Appendix D - Stage I: Initial desk top screening

All sites which did not receive a 'red' at Stage I were considered further at Stage 2.

Criteria	Red	Yellow	Green
<b>Flood Zone</b>	The site is within flood zone 3.	The site is affected by Flood Zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
<b>Environmental Designations</b>	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact.  The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
<b>Contamination or Unstable Land Issues</b>	The site is located on or adjacent to a landfill site / an area of significant contamination or the land is unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
<b>Noise Issues</b>		The site is located adjacent to noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
<b>Settlement Strategy</b>		The site is away from existing settlements with services.	The site is within or close to an existing settlement with service.
<b>Residential Amenity</b>		The site is adjacent existing dwellings and the impact requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.

<b>Access</b>	Suitable access cannot be achieved	Work is required to achieve suitable access / uncertain and requires further investigation.	Suitable access
<b>Archaeology and Conservation (Historic Environment)</b>	The site is covered by or is within close proximity of a Scheduled Ancient Monument or is likely to result in substantial harm to Grade I or II* Listed Building, or a Grade I or II* Registered Park and Garden.	The site could have a negative impact upon archaeology, heritage asset requiring further investigation.	The site is unlikely to harm the significance of any designated heritage asset or its setting.
<b>Availability</b>	<p>The owner has confirmed that the site is not available, nor is it likely to be available in the future.</p> <p>Site has been developed for an alternative use.</p> <p>The site has recently been granted planning permission for an alternative use.</p> <p>The site's policy status is incompatible with traveller use.</p> <p>Public land has been identified in another plan / strategy for another use e.g. public playing field, park, sports pitch or public highway.</p> <p>The site is in Gypsy &amp; Traveller use and there is no further capacity.</p>	Site availability is unknown and requires further investigation.	<p>There is evidence that the landowner is willing to sell or develop the site as a Travellers site.</p> <p>Public land sites deemed potentially available for gypsy and Traveller use.</p> <p>Existing Gypsy, Traveller or Travelling Showpeople sites deemed potentially available.</p>

## Appendix E: Sites excluded after Stage I Screening

SDNPA Ref	District	Address	Policy / Physical constraint	Availability	Should the site be considered further?
AD(GT)04	Adur	Happy Valley Riding School, Shoreham		Privately owned site that is not available	No
AR(GT)01	Arun	Fairhaven, Angmering		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
AR(GT)02	Arun	Wychway Farm, Patching		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
AR(GT)04	Arun	The Wood Yard, Patching		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
AR(GT)05	Arun	Coventry Plantation, Findon		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
AR(GT)06	Arun	Old Timbers, Slindon Common		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
AR(GT)07	Arun	Savi Maski Granzi Stable Yard, Findon		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
C(GT)01	Chichester	Oak Tree Farm Stables, Kirdford		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
H(GT)01	Horsham	Shoreham Cement Works, Upper Beeding		Not available – Strategic site in Local Plans and South Downs Local Plan: Preferred Options 2015	No
L(GT)01	Lewes	Adjacent to Offham Filling Station, Offham		Site already developed for Gypsy and Traveller use, see L(GT)12 for adjoining site.	No - Safeguard in Local Plan
L(GT)03	Lewes	Bridies Tan, Lewes		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
L(GT)04	Lewes	Juggs Road Parcel B, Lewes	Scheduled Ancient Monument		No



			No access		
L(GT)09	Lewes	South of Beddingham Old Cement Works, Beddingham	Potential contamination Poor access requiring considerable upgrade		No
L(GT)10	Lewes	Land west of southern entrance to Cuilfail Tunnel, Lewes	Adjoining cliff is unstable.	Publically owned site that is not available	No
L(GT)11	Lewes	Land west of the Sewage Farm, Ditchling	Site has no access. Adjoining wastewater treatment works, no mitigation available		No
L(GT)13	Lewes	Slip Road by Southerham Roundabout, Lewes	Site is in flood zone 3 It is also known that development of the site would attract a highways objection.		No
L(GT)14	Lewes	New Pit off Mill Road, Lewes	Potential contamination Poor access requiring considerable upgrade		No
L(GT)15	Lewes	Rushy Hill, A259, Peacehaven	No access		No
L(GT)20	Lewes	Old Telegraph Pole Depot, Offham	Very poor access	Privately owned site that is not available	No
L(GT)21	Lewes	Old Station Cottage, Falmer, Brighton	Very poor access directly off A27.	Privately owned site that is not available	No
MS(GT)01	Mid Sussex	Market Gardens Caravan, Fulking		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
MS(GT)02	Mid Sussex	Land east of Market Gardens Caravan, Fulking		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
W(GT)04	Winchester	Eastwood Yard, Soberton		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan
W(GT)05	Winchester	Pointers Paddock, Droxford		Site already developed for Travelling Showpeople use, no further capacity and / or no indication from landowner of desire for further development.	No - Safeguard in Local Plan

WO(GT)02	Worthing (small part in Adur)	Titnore Lane, Patching		Site already developed for Gypsy and Traveller use, no further capacity and / or no indication from landowner of desire for further development.	No - not safeguarded
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## Appendix F - Stage 2: Detailed Site Assessment

Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
<b>Availability</b>	Site promoted by landowners, agents or travelling community.	There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved.	There continues to be doubt over whether the site is genuinely available for Gypsy, Traveller or Travelling Showpeople (GTTS) use after further investigations.	There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the Local Plan. There are no known legal or ownership problems, such a multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the Local Plan.  Public site is not identified in a plan or strategy for another use.
<b>Suitability</b>				
<b>Site Size and layout</b>	Suitable site size and design	The site is of insufficient size to accommodate a pitch or plot in a satisfactory way.	The site will require careful design and layout to ensure it is suitable for use.	The site has no size constraints and will have no potential layout/design issues that can't be addressed.
<b>Contamination and unstable land</b>	Contaminated Land Unstable Land	Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability (normally already excluded at Stage 1).	Could contain unstable or contaminated land that should be subject to further investigation.	Not located on unstable land.  Not located on contaminated land.
<b>Topography</b>	Topography	Steep slopes which make the site unsuitable and/or unachievable.	Sloping or undulating land which may require works to achieve a suitable development.	Level or gently sloping site.

<b>Site access and safety</b>	<p>Access</p> <p>Proximity to major roads</p>	<p>Poor access and/or road of poor standard.</p> <p>Likely to be subject to safety issues from surrounding uses incapable of mitigation.</p> <p>Site unable to provide adequate provision for parking, turning and safe manoeuvring.</p>	<p>Access poor but capable of being improved.</p> <p>Road of adequate or good standard.</p> <p>Likely to be affected by safety issues but this may be capable of mitigation.</p>	<p>Adequate or good access off adequate or good standard of road.</p> <p>Not affected by safety issues.</p>
<b>Access to utilities</b>			<p>The site is located in an isolated location away from existing development with existing utility provision. Delivery of utilities may not be financially viable.</p>	<p>The site is located close to development with existing utility provision.</p>
<b>Accessibility to facilities</b>	<p>Access to facilities: GP Surgery Primary School Shop</p> <p>Access to public transport: Bus stop or route Train station</p>			<p>Distances to be measured to facilities.</p>
<b>Potential impacts</b>				
<b>National Park and Landscape</b>	<p>National Park and Landscape impact and visual containment</p>	<p>Unacceptable impact of site upon National Park not capable of mitigation.</p>	<p>Impact may be capable of appropriate mitigation.</p> <p>Potential cumulative impact with other identified sites.</p>	<p>No unacceptable impact on National Park.</p> <p>Clearly defined physical boundaries capable of adequate landscaping</p>
<b>Biodiversity / Protected Species /</b>	<p>Impact on biodiversity resources or known protected species</p>	<p>Significant effect and unacceptable impact of site upon ecology or protected</p>	<p>Impact may be capable of appropriate mitigation.</p>	<p>No significant effect or unacceptable impact on ecology, protected species or habitats.</p>

<b>Important hedgerow</b>	Site of Special Scientific Interest Local Nature Reserve Geological Conservation Review Site Sites of Importance for Nature Conservation	species or habitats not capable of mitigation.	Potential cumulative impact with other identified sites.	
<b>Historic environment</b>	Scheduled Ancient Monuments Listed Buildings Historic Parks and Gardens Conservation Areas Heritage assets (local lists)	Significant harm to the significance of a heritage asset not capable of mitigation.	Harm to the significance of a heritage asset but may be capable of appropriate mitigation.	No harm to the significance of a heritage asset.
<b>Water quality</b>	Groundwater Source Protection Zone	Unacceptable risk to the supply and quality of water resources.	Risk to the supply and quality of water resources capable of mitigation.	No risk to the supply and quality of water resources.
<b>Noise</b>	Noise pollution from surrounding uses e.g. road, rail and air transport	Likely to be adversely affected by noise pollution from surrounding uses that could make for an unacceptable residential environment.	Likely to be affected by noise pollution but this may be capable of mitigation.	Not affected by noise issues.
<b>Residential amenity (Impact of site and adjoining uses on each other)</b>	Relationship with existing adjacent uses	Close proximity to existing adjacent uses esp. residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses is not reasonably capable of mitigation.	Close proximity to existing adjacent uses esp. residential properties but any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.  Sites may be over-concentrated in any one location / disproportionate in size to nearby communities.	Unlikely to adversely affect existing adjoining uses. Sites are not over-concentrated in any one location / disproportionate in size to nearby communities.

<b>Developability</b>	Deliverability (including utilities) Viability	Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.	Site constraints capable of being overcome but where extent and cost of mitigation are unclear at this stage.	In a location where housing development is contrary to spatial policy. No site constraints needing to be overcome.
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Source: Adapted from Peter Brett Associates

## Appendix G: Sites excluded after Stage 2 Assessment

SDNPA Ref	District	Address	Reason for rejection (Summary)
AD(GT)01	Adur	Halewick Farm, Sompting	The site has poor access and would have an unacceptable impact on the landscape and historic environment. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
AD(GT)02	Adur	Refuse Destructor Site, Sompting	There are contamination issues relating to the adjacent ex landfill site. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
AD(GT)03	Adur	Halewick Lane, Sompting	The site has poor access and would have an unacceptable impact on the landscape and historic environment. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
C(GT)02	Chichester	Three Cornered Piece, Nyewood	The site would have an unacceptable impact on the landscape. Development has been refused at appeal and enforcement action has taken place. The site has been vacated. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
C(GT)03	Chichester	Pitsham Lane, Midhurst	Currently in use as a bus depot, no certainty over its availability. Could be considered through a planning application in the future should Chichester District Council want to progress this option. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
C(GT)04	Chichester	Causennae and land adjoining, Northchapel	The site would have an unacceptable landscape impact. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
C(GT)05	Chichester	Land north of Junction with B2138, Bury	The site would have an unacceptable landscape impact. There is no outstanding need for gypsy and traveller pitches at this time in this general location.
EH(GT)02	East Hampshire	Warren Barn, Priors Dean	The site would have an unacceptable landscape impact. The site is adjacent to ancient woodland with part identified as a SSSI, SAC and NNR. Restoration of the site should follow its vacation.
EH(GT)05	East Hampshire	Liss Meadow, Liss	The site would have an unacceptable landscape impact. Existing vegetation and the root protection areas of the line of oak trees severally limit any potential development area. Development would be apparent from the recreation ground, and 'sever' the continuity of green links to the countryside beyond. The site is within 400m of a Special Protection Area. The site has recently been identified through the

SDNPA Ref	District	Address	Reason for rejection (Summary)
			Liss NDP as a potential Local Green Space. The site is well related to the local community.
EH(GT)06	East Hampshire	Land at Paddock Way, Petersfield	The site would have an unacceptable landscape impact. The site was not considered suitable for residential development in the Petersfield Neighbourhood Plan.
EH(GT)07	East Hampshire	Horndean Country Farms Estate, Clanfield	The site would have an unacceptable landscape impact.
L(GT)05	Lewes	Land north of Alfriston Road, Seaford	The site contains trees of varying age and quality which do provide some screening but the land has been used for tipping and contains considerable amounts of waste. The site would be at the entrance to Seaford on a main route and is unlikely to create an attractive gateway to the town. Very open downland exists beyond.
L(GT)06	Lewes	Normansal Park Avenue, Seaford	Access to the site is considered achievable, although the amenity of existing residents would need to be a key. The site scores poorly in relation to current visual impacts on the landscape to the east and potential impacts on existing residents adjacent to the site. The topography of the southern part of the site may limit the site's capacity. The site is being considered for allocation for housing through the South Downs Local Plan.
L(GT)07	Lewes	Land South of Cooksbridge, Offham	The site lacks a suitable access. It is on the opposite side of the road from the existing Gypsy site and development would result in a harmful change to the character of that area and the entrance to Cooksbridge
L(GT)08	Lewes	Ditchling Nurseries, Ditchling	The site is large and containing Gypsy and Traveller use to one part would be difficult and could lead to unauthorised use on any undeveloped land. Development of the entire site would result in a significant change to the character of the area and the potential to be disproportionate to the size of the nearby community of Ditchling. The site has previously been used as commercial nurseries and would need to be cleared and assessed for contamination. The current availability of this site for this use is not confirmed.
L(GT)16	Lewes	Denton Depot, Newhaven	Flooding and landscaping issues identified in the original study cannot be resolved. The results of the mitigation works needed leaves a site too small to accommodate a pitch. In addition its location alongside the busy A259 was felt to cause unacceptable harm to the amenity of residents and concerns about its visibility in the landscape remain.



SDNPA Ref	District	Address	Reason for rejection (Summary)
L(GT)17	Lewes	Hollycroft Field, East Chiltington	Significant delivery problems. Planning permission is unlikely to be achieved without suitable access being achieved on the approach roads. Cost of delivering utilities is likely to be prohibitive. Relatively isolated location, close to a small area of homes. Concern over amenity of residents due to the nearby wastewater treatment works. It does not have any clearly defined boundaries. The site has been identified by the local community as suitable for a Local Green Space designation.
L(GT)18	Lewes	Land at Sandpit Cottages, Streat	Poorly located, approach roads are narrow and poorly aligned and unsuitable for larger vehicles. Substandard junction with Sandpit Lane. Tree clearance required which would be damaging in the landscape.
L(GT)19	Lewes	Land adjacent to Slade, Kingston Ridge, Kingston	The Highway Authority's resistance to this site is a serious constraint. In addition this sites location on the settlement edge forming the boundary between Kingston and open downland will result in landscape harm.
W(GT)01	Winchester	Meadows Farm, Hambledon	The site would have an unacceptable landscape impact. It is unrelated to any settlement and is unlikely to be capable of being provided with adequate infrastructure. Vehicular access is via a single track lane and is unsuitable for larger vehicles. The current site boundary impacts on an adjoining public right of way.
W(GT)02	Winchester	Copperfields, Soberton	This is an existing Gypsy and Traveller site with temporary planning permission (recently vacated). Development constitutes an isolated, sporadic intrusion into an area that possesses a strong rural character. The site is accessed via a single track from Peststead Lane and is shared with the adjoining site, Ruperts Roost. Not all utilities are available on site and the use of generators creates a noise disturbance. Various applications and appeals have taken place which conclude that a permanent gypsy site would result in harm to the character and appearance of the landscape. There are highway safety concerns relating to the substandard access and adjoining lanes. Landownership means that access and utilities issues cannot be resolved.
W(GT)03	Winchester	Rupert's Roost, Soberton	This is an existing Gypsy and Traveller site with temporary planning permission (recently vacated). Development constitutes an isolated, sporadic intrusion into an area that possesses a strong rural character. The site is accessed via a single track from Peststead Lane and is shared with the adjoining site, Copperfields. Not all utilities are available on site and the use of generators creates a noise disturbance. Various applications and appeals have taken place which conclude that a permanent gypsy site would result in harm to the character and appearance of the landscape.

SDNPA Ref	District	Address	Reason for rejection (Summary)
			There are highway safety concerns relating to the substandard access and adjoining lanes. Landownership means that access and utilities issues cannot be resolved.
W(GT)07	Winchester	Farmland, Bronte Stud, Bishop Waltham	The site would have an unacceptable landscape impact. Woodland on the upper slopes is ancient woodland. There is public access.
W(GT)08	Winchester	Droxford Chippings Depot, Droxford	The site would have an unacceptable landscape impact. Any development will involve considerable woodland clearance and would be entirely out of character in this rural location on the edge of open chalk downland.
W(GT)09	Winchester	Land at Long Road, Soberton	The site would have an unacceptable landscape impact. The fields contribute to the attractive character of the settlement and its southern setting and are very visible. The Wayfarer's Way and King's Way trails pass the site. Would cause harm to the attractive setting and character of the village.
W(GT)10	Winchester	Soberton Estate Country Farm, Soberton	The site would have an unacceptable landscape impact. They are crossed by public footpaths. Development in this location would be out of place, detract from rural character and lead to further piecemeal erosion of the character of the area which is evident in other nearby areas.
W(GT)11	Winchester	Magdalen Hill Down, Winchester	The site would have an unacceptable landscape impact. This parcel has significant heritage issues. A nationally Registered Park Garden (Magdalen Hill Cemetery) lies immediately to the east of the site. There are also nature issues (being a butterfly reserve) and it forms compensation land for a park and ride site.
WO(GT)01	Worthing	Land north of Chippings, Cote Street, Worthing	Access to the site is poor and single tracked. It is in close proximity to residential properties and its availability is currently not known. It is in active equestrian use. There is no outstanding need for gypsy and traveller pitches at this time in this general location.

**Source information:**

The more detailed matrices are contained within the following documents:

- Site Assessment Study (on behalf of East Hampshire District Council, South Downs National Park Authority, Winchester City Council), July 2016:
  - Appendix B Desktop Assessment Matrix – Stage 1
  - Appendix C Sites with No Potential - Stage 2

- Coastal West Sussex Authorities and SDNPA Gypsy, Traveller and Travelling Showpeople Sites Study, Sept 2013:
  - Appendix 2 Desktop Assessment Matrix – Stage 1
  - Appendix 3 Sites with No Potential - Stage 2
- Brighton & Hove and SDNPA Traveller Sites Study, 2017 (To follow)
- Lewes District Council and SDNPA Gypsy and Traveller Site Assessment Addendum, Dec 2012
  - Appendix 1 (no matrix was completed, instead all sites were subject to a site assessment)
- Site Assessment (version to inform Emerging Core Strategy), Lewes District Council, September 2011
  - Appendix 2 (no matrix was completed, instead all sites were subject to a site assessment)
- SDNPA Planning application history,
- SDNPA call for sites 2015.

## Appendix H: Source of site assessments

Site assessments are contained within the following document:

SDNPA Ref	District	Address	Site assessment
EH(GT)01	East Hampshire	Fern Farm, Greatham	Site Assessment Study (on behalf of East Hampshire District Council, SDNPA, Winchester City Council), July 2016, Appendix D, page 86/120 ( <i>Original reference SDNP003</i> )
EH(GT)03	East Hampshire	Half Acre, Hawkley	Site Assessment Study (on behalf of East Hampshire District Council, SDNPA, Winchester City Council), July 2016, Appendix D, page 82/120 ( <i>Original reference SDNP001</i> )
EH(GT)04	East Hampshire	New Barn Stables, Binstead	Site Assessment Study (on behalf of East Hampshire District Council, SDNPA, Winchester City Council), July 2016, Appendix D, page 84/120 ( <i>Original reference SDNP002</i> )
L(GT)02	Lewes	The Pump House, Kingston	Site Assessment (version to inform Emerging Core Strategy), Lewes District Council, September 2011, page 71 ( <i>Original reference Sites 13</i> )
L(GT)12	Lewes	Land North of existing Offham Site, Offham	Site Assessment (version to inform Emerging Core Strategy), Lewes District Council, September 2011 ( <i>Original reference Site 3</i> )