



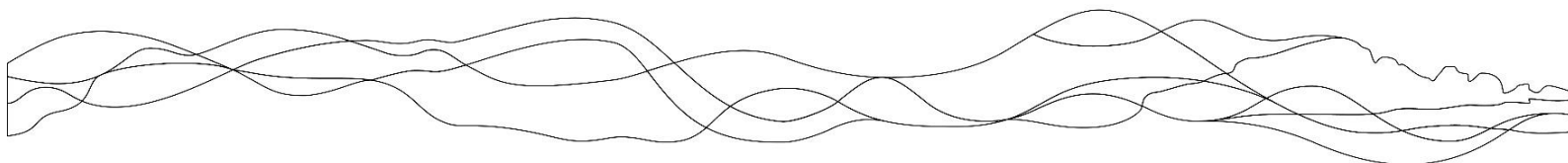
South Downs
National Park Authority

South Downs National Park

**Gypsy, Traveller and Travelling
Showpeople Background Paper
2016**

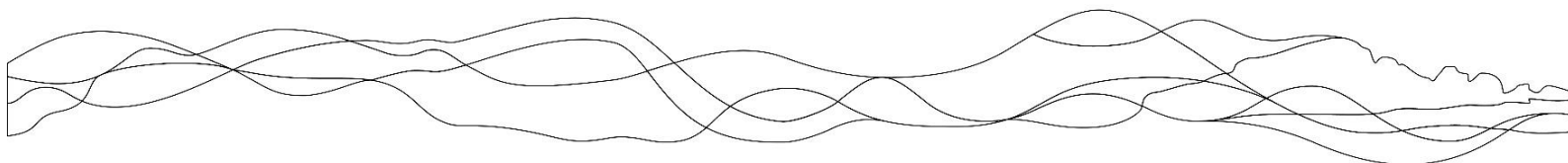
Base date 1st DECEMBER 2016

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



Revisions

Version	Updates
1	First published
2	Revise status of Warren Barn



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I. Introduction & Frequently Asked Questions

- I.1 This background paper brings together the results of a number of studies and pieces of work completed in recent years across the National Park in relation to Gypsy and Traveller sites. It looks at the level of need for Gypsy and Traveller sites, how sites have been identified and how they have been assessed leading ultimately to their allocation.
- I.2 The study has a base date of the 1st December 2016.
- I.3 The following FAQs will help to direct you to key areas within the study:

Table 1.1: Frequently Asked Questions

<ul style="list-style-type: none"> • How do I know if a site has been assessed? 	<p>Appendix C provides a list of all the sites considered. This list is sorted by study area.</p>
<ul style="list-style-type: none"> • How do I find the assessment recommendations? 	<p>Appendix E and G shows the results of the initial screening processes. Appendix H contains a more detailed assessment of those sites that passed the initial screening process.</p>
<ul style="list-style-type: none"> • How have sites been assessed? 	<p>Every site has been subject to broadly the same assessment process. Appendix D sets out the first stage assessment criteria which results in many sites being excluded from further consideration and Appendix F the more detailed stage 2 assessment criteria for those sites that remain in the process.</p>
<ul style="list-style-type: none"> • How have the sites been identified? 	<p>More detail on how sites have been identified or why a site may be listed is available in Section 7.0</p>
<ul style="list-style-type: none"> • What happens next? 	<p>Further consideration will be given to the sites identified as having potential in this report and may be allocated in the Pre-Submission Local Plan due to be published in September 2017.</p> <p>Sites considered suitable for safeguarding will be protected by a general safeguarding policy in the emerging Local Plan.</p>

2. Background to the South Downs National Park

- 2.1 The South Downs National Park (SDNP) covers an area of over 1,600 km², with 15 local authorities operating within the area. The South Downs National Park Authority (SDNPA) became the planning authority for the National Park on 1st April 2011.
- 2.2 As a local planning authority, the National Park Authority is required by the National Planning Policy Framework (NPPF) to prepare a Local Plan which sets out how the SDNPA will manage development over the next 15 years. This is based on the statutory purposes for national parks as specified in the Environment Act 1995:
1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
 2. To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.
- 2.3 The SDNPA also has a duty when carrying out the purposes to seek to foster the economic and social well-being of the local communities within the National Park. This includes Gypsies and Travellers.
- 2.4 In addition, Section 62 of the Environment Act 1995 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes.
- 2.5 The South Downs was designated as a national park in recognition of its landscapes of exceptional beauty and importance. Therefore it is entirely appropriate to take a landscape-led approach to the formulation of its Local Plan. The National Planning Policy Framework (NPPF) states that great weight should be given to conserving landscape and scenic beauty in national parks, which have the highest status of protection in relation to landscape and scenic beauty along with the Broads and Areas of Outstanding Natural Beauty (AONB). Consequently the landscape impact of any proposed Gypsy and Traveller Site is a fundamental consideration.
- 2.6 As with all planning authorities it is necessary for the SDNPA to assess the need for Gypsy and Traveller sites across the National Park and seek to identify suitable deliverable sites.
- 2.7 It should be noted that the National Park boundary does not reflect any administrative or standard boundary as the designation is landscape based. It is therefore inherently problematic to compile any socio economic data sets specifically for the National Park area or any of its constituent parts.

3. Purpose of this assessment

3.1 The purpose of this paper is to:

- a) Identify existing provision for Gypsies and Travellers across the SDNP including authorised and unauthorised sites.
- b) Collate the results of the various studies looking at the need for sites for Gypsies, Travellers and Travelling Showpeople across the SDNP and update them to take account of recent permissions in order to identify current need.
- c) Assess all potential sites that may be suitable to accommodate any existing unmet and future need.

3.2 This work provides the evidence to support the emerging policy on Gypsy and Travellers in the Pre-Submission version of the South Downs Local Plan, which is due to be published for Regulation 19 consultation in September 2017.

4. Legislative Background

- 4.1 Planning policy for Travellers Sites (2015) sets out current Government planning policy for Traveller sites. It states that Local Planning Authorities should, in producing their Local Plan:
- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.
 - b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15
 - c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)
 - d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
 - e) protect local amenity and environment.

Definitions (Extracted from Planning Policy for Traveller Sites 2015)

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Travelling Showpeople: 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, but excludes Gypsies and Travellers as defined above.

Pitch: A pitch on a gypsy and traveller site

Plot: A pitch on a travelling showpeople site (often called a "yard"). This terminology differentiates between residential pitches for gypsies and travellers and mixed-use plots for travelling showpeople, which may / will need to incorporate space or to be split to allow for the storage of equipment.

Van Dwellers (Source: Brighton & Hove City Council): Van Dwellers are usually found living in their vehicles on the roadside or on unauthorised encampments and are generally not nomadic. Van Dwellers are not considered to meet the definition of a Traveller in any national policy as collectively they are not a recognised ethnic group nor are they considered New Travellers as they are effectively permanently resident in the city, such as through work or education.

- 4.2 The 2015 guidance superseded Planning Policy for Traveller Sites 2012 guidance. The preparation of all the assessments of need for Gypsy, Traveller and Travelling Showpeople sites within the SDNP was undertaken in accordance with the 2012 guidance, which contained a different definition of who could be considered to be a Gypsy or Traveller. It is considered by the SDNPA neither practical nor proportionate to undertake new assessments of need across the National Park to take account of this revised definition. However, SDNPA officer knowledge of the families across the National Park, supplemented by information contained within planning applications and recent appeals indicates a high

likelihood that most fulfil the 2015 definition of a Gypsy or Traveller. This continues to be confirmed as part of any planning application process. Any reassessment of need under the new 2015 definition will be undertaken by the relevant Housing Authorities in accordance with Clause 115 of the Housing and Planning Bill. The SDNPA will be involved in this work and will use the results to inform future Local Plan reviews.

5. Existing provision of Gypsy and Traveller sites within the South Downs National Park at 1st December 2016

5.1 Figure 5.1 shows the location of all existing authorised Gypsy and Traveller and Travelling Showpeople sites. **Appendix A** lists every site identified within the SDNP by category and Table 5.1 below provides a summary of that information.

Table 5.1: Existing Gypsy, Traveller and Travelling Showpeople sites in the SDNP

	Permanent	Temporary	Notes
Authorised Gypsy & Traveller Pitches	45	10	Almost all are in private ownership. The Small Dole Caravan Site is located almost entirely within the Horsham District Planning Authority area, including all pitches. A very small part of the site boundary is located within the South Downs National Park, no figures for that site are therefore included within this study.
Authorised Gypsy & Traveller Transit Pitches	30	0	In addition there are 9 transit pitches available at Westhampnett in Chichester District just to the south of the National Park boundary. All are in Local Authority ownership.
Authorised Travelling Showpeople Plots	4	0	All are privately owned.
Current Unauthorised Sites (Gypsy, Traveller and Travelling Showpeople)	There are 3 unauthorised sites within the South Downs National Park containing around 5 pitches. There are also a number of unauthorised encampments in the Brighton area which predominantly consist of visiting Irish Travellers and a smaller number of Romany Gypsies and New Age Travellers.		

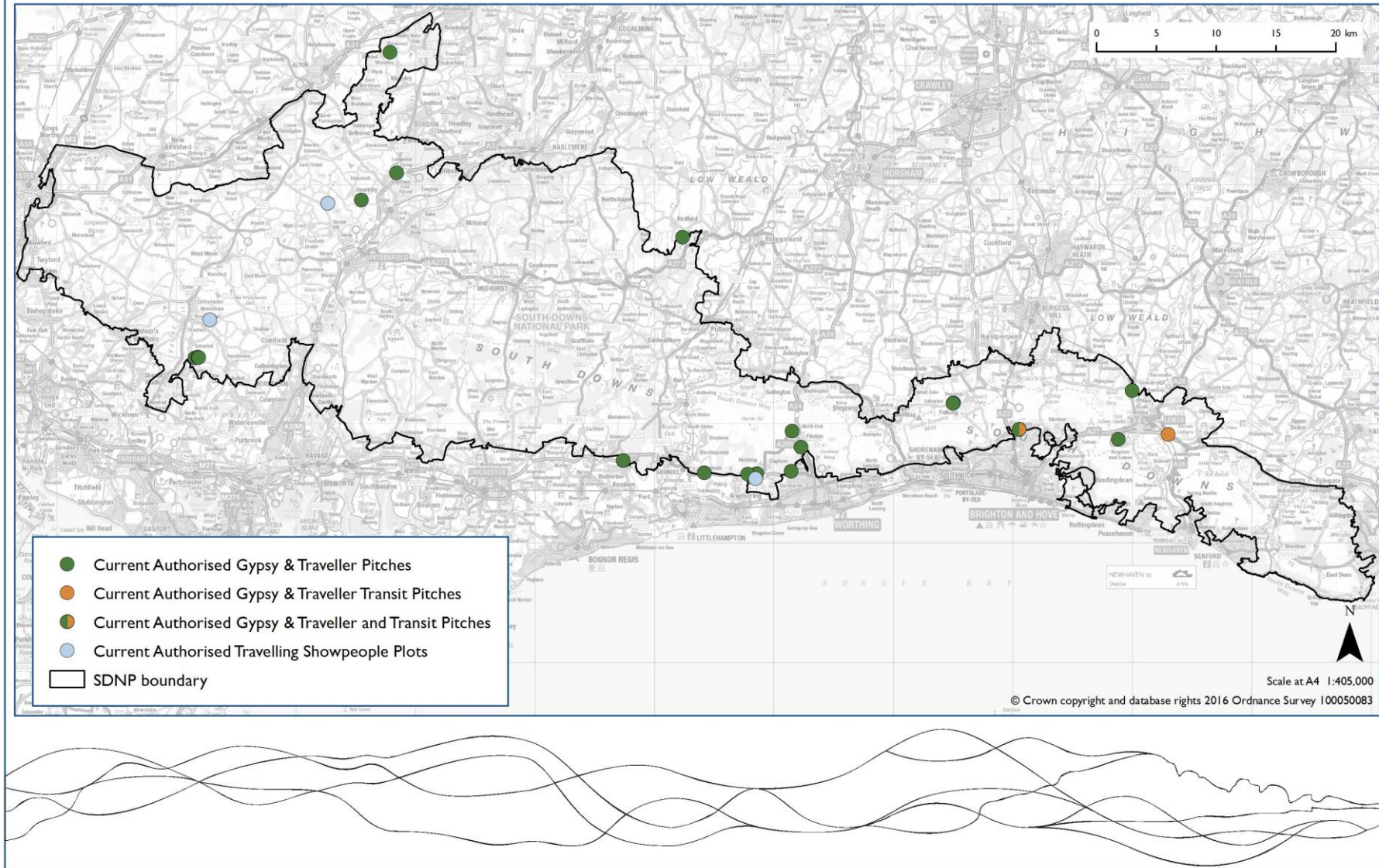


Figure 5.1 Authorised Gypsy & Traveller Sites

6. What is the need for Gypsy and Traveller Accommodation?

- 6.1 The SDNPA has worked with local and county authorities to identify the permanent and transit accommodation needs across the National Park through a series of Gypsy and Traveller Accommodation Assessments (GTAA). The study areas are shown on the map below. The studies covering Hampshire (East Hampshire & Winchester), the Coastal West Sussex area (Adur, Arun, Chichester & Worthing), Brighton and Hove and East Sussex (Eastbourne, Lewes & Wealden) have been undertaken jointly with the local authorities and through liaising with the County Councils. The studies in Horsham and Mid Sussex assessed need in the whole of each district, including the areas of Horsham and Mid Sussex Districts within the SDNP. All these assessments draw on a range of primary and secondary information such as interviews with people from the communities, waiting lists, records of unauthorised encampments and consultation with stakeholders like the Showmen's Guild.

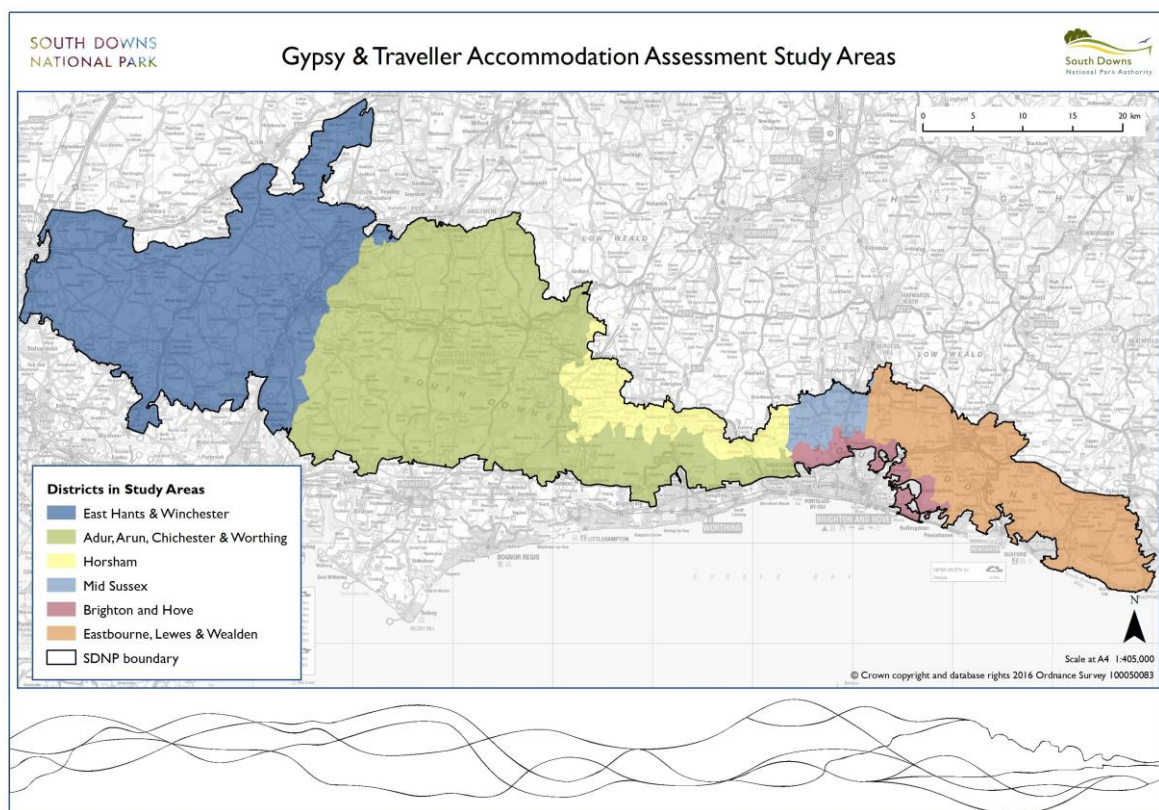


Figure 6.1: Gypsy & Traveller Study Areas

- 6.2 A summary of the study findings on the level of need for permanent and transit sites is presented below. These figures have been updated to **1st December 2016** to take into account any planning permissions or changes in circumstances since their completion.
- 6.3 It should be noted that all assessment of need is based on the PPTS 2012 definition (Please see Legislative Background). **Appendix B** contains the detailed figures from which the following summaries are derived.

Please note: All of the following data relates only to the South Downs National Park, not the wider authority areas.

Detailed Accommodation Assessments

- Brighton and Hove Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, January 2015, University of Salford
- Coastal West Sussex Authorities Gypsy and Traveller and Travelling Showpeople Accommodation Assessment: Update Report, December 2014, Peter Brett Associates
- East Sussex Joint Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, January 2015, University of Salford
- Travellers Accommodation Assessment for Hampshire, April 2013, Forest Bus Ltd)
- Horsham District GTAA (2012)
- Mid Sussex GTAA (2013)

Brighton and Hove Gypsy and Traveller accommodation need

Table 6.1: Brighton and Hove Gypsy and Traveller accommodation need

	Current need	2018/19 – 2022/23	2022/23 – 2027/28	Total
Gypsy and Traveller Pitches	8	2	3	13
Travelling Showpeople Plots	None			
Transit Pitches	None			

6.4 Since the study was completed in January 2015 there has been no change in the level of supply, the pitches at the Horsdean Traveller site which re-opened in 2016 were already taken into account as part of the 2015 assessment of need. In addition the transit element of the site at Horsdean is also now fully operational and it awaits to be seen how this will impact on unauthorised encampments.

Coastal West Sussex Gypsy and Traveller accommodation needs

6.5 The Coastal West Sussex Study identified a need for 6 pitches for Gypsies and Travellers and no plots for Travelling Showpeople. A need for 10 transit pitches was identified across the study area. Since the completion of the study 16 pitches have been supplied through a combination of new sites and the granting of permanent permission for those on temporary sites within the SDNP. In addition it is expected that 2 pitches will become available through the movement of people to bricks and mortar accommodation. This results in the provision of 12 pitches above the identified need of 6 in the period to 2027. Finally a transit site containing 9 pitches has been completed at Westhampnett just outside of the National Park, effectively meeting the need for transit pitches within the area.

East Sussex Gypsy and Traveller accommodation needs

Table 6.2: East Sussex Gypsy and Traveller accommodation needs

	Current need	2018/19 – 2022/23	2022/23 – 2027/28	Total
Gypsy and Traveller Pitches	6	1	1	8
Travelling Showpeople Plots	None			
Transit Pitches	8 across the study area. This figure was not disaggregated to give a figure for the SDNPA area.			

6.6 Since the study was completed in January 2015 there has been no change in the level of supply. Transit households and unauthorised encampments formed the largest proportion of the identified unmet need at the time of the 2015 study. Since the completion of the study there has been more detailed monitoring of unauthorised encampments. For the SDNP this shows that since January 2015 there has been 1 individual who arrived in Lewes wishing to access the Bridies Tan Transit site and an unknown number of people residing at the Phoenix Estate, Lewes who are due to be evicted. The ethnicity of all Phoenix Estate residents is hard to ascertain but at the time of the involvement of East Sussex County Council none were travelling so it is questionable whether they would meet the PPTS 2015 definition of a Gypsy, Traveller or Travelling Showperson.

6.7 In addition the opening in Brighton of the Horsedean Transit Site in August 2016 should help to reduce the already low levels of unauthorised encampments.

Hampshire Gypsy and Traveller accommodation needs

Table 6.3: Hampshire Gypsy and Traveller accommodation needs

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

6.8 No pitches have been granted permanent permission since the 2013 study. The level of need therefore remains as it was then.

6.9 Currently the level of need that may be generated by those on sites with only temporary permission is 4 as detailed below:

- Fern Farm, Greatham: 2
- Half Acre, Hawkley: 2

- 6.10 In addition an applications for the continued use of site at EH(GT)02 Warren Barn for Travelling Showpeople is in progress. The site had temporary permission for 3 plots which has now expired.

Horsham District Traveller accommodation needs

- 6.11 No need for Gypsy, Travellers and Travelling Showpeople sites is identified in the Horsham parts of the SDNP. With the exception of a very small part of the Small Dole site there are no sites within the Horsham parts of the SDNP. No unauthorised encampments have been recorded in this area since the completion of the study.

Mid Sussex Traveller accommodation needs

- 6.12 There is a requirement for one gypsy and traveller household whose temporary permission expired in the period 2013 – 2017.
- 6.13 Since the 2014 update permanent permission has been granted for a total of 3 pitches on 2 sites in Market Gardens, Fulking. As a result 2 pitches have been provided since 2014 in addition to the need identified in the 2014 study.
- 6.14 A need for transit pitches was identified across the study areas. However since the dates of the studies new pitches have been supplied in the Brighton and Chichester areas.

Overall accommodation needs across the National Park

- 6.15 A summary of the need for permanent and transit pitches within the National Park as of the 1st December 2016 is presented in the table below.

Table 6.4: Overall accommodation needs across the National Park

Area	Permanent Pitch Need	Transit Pitch Need	Showpersons Plot Need	Period
Brighton & Hove	13	0	0	2016 – 2028
Coastal West Sussex (Arun, Adur, Chichester, Worthing)	(12 pitches have been provided above the requirement for 6)	0	0	Up to 2027
East Sussex (Lewes, Eastbourne, Wealden)	8	8 within study area	0	2016 – 2028
Hampshire (East Hampshire, Winchester)	11	0	4	2016 - 2027
Horsham	0	0	0	
Mid Sussex	0	0	0	

- 6.16 In total there is a need for 32 pitches for Gypsies and Travellers and 4 plots for Travelling Showpeople across the National Park; however, 6 pitches over and above the need have been provided in the Coastal West Sussex area.

7. Site Search

- 7.1 Site identification and assessment studies have been undertaken in the following parts of the SDNP:
- Hampshire (East Hampshire, Winchester)
 - Coastal West Sussex (Adur, Arun, Chichester & Worthing)
 - Lewes
 - Brighton & Hove (to follow once completed)
- 7.1 Site studies have not been undertaken in either the Horsham or Mid Sussex parts of the SDNP as no need for further accommodation had been identified and no sites have been put forward for consideration. These two areas constitute only a very small part of the National Park. Within the East Sussex area a sites study has only been undertaken in the Lewes District part of the SDNP as no need was identified in the other authority areas and no sites have been put forward.

Detailed Site Assessments

- Site Assessment Study (on behalf of **East Hampshire District Council, SDNPA, Winchester City Council**), July 2016
- **Coastal West Sussex Authorities and SDNPA** Gypsy, Traveller and Travelling Showpeople Sites Study, Sept 2013
- **Brighton & Hove and SDNPA** Traveller Sites Study (To follow)
- **Lewes District Council and SDNPA** Gypsy and Traveller Site Assessment Addendum, Dec 2012
- Site Assessment (version to inform Emerging Core Strategy), **Lewes District Council**, September 2011

- 7.2 The methodologies used in each study vary slightly but the underlying principles and criteria against which sites have been assessed are consistent or have been amended to make the outcomes comparable. The detailed methodologies are not repeated here but are set out in the individual site assessment studies. However, in summary the main stages were:

Identifying all sites for consideration

- 7.3 Sources of potential sites for assessment included:
- Authorised sites - All existing Gypsies and Travellers and Travelling Showpeople sites with full, temporary or personal consents or certificates of lawful use, were assessed for their suitability for safeguarding, possibility of intensification and/or expansion.
 - Unauthorised sites - All unauthorised and tolerated sites and encampments at the time of the study were assessed.
 - Call for Sites undertaken through both the preparation of the studies and the consultation on the South Downs Local Plan: Preferred Options were assessed.
 - Council owned land / surplus public sector land – Local Authority owned land (i.e. both local and County authority removing all unavailable or incidental public land such as public buildings, public open space, active waste facilities and highway verges) was assessed. The SDNPA does not own any land apart from the building it operates from.
 - Site owners of sites from the various Strategic Housing Land Availability Assessment and Employment Land Reviews available at the time of the studies were to identify if they are available for Gypsy and Traveller and/or Travelling Showpeople uses. Any

positive responses were assessed. There is no value in assessing sites that have not got the support of the owner as they will be undeliverable.

- Planning history – be that application, pre-app advice.
- Sites identified from previous site search work by constituent Authorities.

7.4 No site size threshold was set.

7.5 A list of all sites identified is contained in **Appendix C**. In total over 80 sites were considered.

Stage I: Initial desk top screening

7.6 The purpose of this stage was to consider all those sites identified against a number of absolute constraints. This enables those sites that did not meet basic site requirements or where it was clear that there is no realistic chance of the development of a traveller site occurring during the plan period to be excluded from further consideration.

7.7 Not all studies followed an identical process, but they are comparable. Sites were excluded where they were considered to be unavailable, or were subject to absolute policy or physical constraints, examples of which are as follows:

Not Available

- Planning permission has been granted for development of that site and the development is likely to go ahead;
- The site has already been developed or is in the process of being developed;
- A site's policy status in the adopted or emerging Local Plan is incompatible with traveller use (i.e. it is allocated for an alternative use);
- Landowner/agent has indicated the site will not be made available for traveller site use now or in the future;
- The site is a public playing field, park or sports pitch;
- The site is a public highway;

Policy Constraints

- International designations, e.g. RAMSAR, SPA, SAC
- Sites covered by Scheduled Ancient Monument.
- Sites on the English Heritage Register of Historic Parks and Gardens (Grade I or II*)
- Sites within the curtilage of Grade I or II* properties

Physical Constraints

- The site is classed as Flood Zone 3
- Significant contamination
- On or adjacent to landfill / land is unstable.
- No access and none is foreseeable

7.8 A detailed list of the issues considered is set out in **Appendix D**. All sites excluded at this stage are listed along with a brief explanation of why in **Appendix E**.

Stage 2: Detailed Site Assessment

- 7.9 At Stage 2 all remaining sites have been visited either by the relevant consultant team or SDNPA officers. All Stage 2 sites have also been sent to key Authority and County Council officers, including highways and development management, for comment.
- 7.10 The Stage 2 assessment involved a more detailed assessment of:
- Availability – landowners were contacted to identify whether sites are being made available and any potential legal or ownership constraints;
 - Suitability – sites were assessed against the agreed criteria which are broadly grouped into policy requirements, physical constraints and potential impacts; and
 - Developability – site constraints including any potential alternative uses were identified that needed to be addressed, particularly those which may affect viability.
- 7.11 An example of a Stage 2 Matrix against which sites have been assessed is contained in **Appendix F**. This has been supplemented by criteria that stem from the emerging South Downs Local Plan policy on Gypsies, Travellers and travelling Showpeople.
- 7.12 The capacity of the site in terms of the number of pitches or plots took account of the size and shape of site and character of the adjoining area along with a range of design guidance.
- 7.13 **Appendix G** lists those sites where it is considered there is no potential for further provision. Summaries of the reasoning have been extracted from the various studies and are included in the table. This has been updated to December 2016.
- 7.14 As a result of this work the following sites have been assessed as suitable, available and achievable. Detailed site assessments, are taken from the various studies, the locations of which are set out in **Appendix H**. Further consideration will be given to the sites identified as having potential in this report and may be allocated in the Pre-Submission Local Plan due to be published in September 2017.

Table 7.1 Potential Sites

SDNPA Ref	District	Address	Summary
EH(GT)01	East Hampshire	Fern Farm, Greatham	This site has temporary permission. Land to the immediate north of the site has been put forward for housing. Given this context and the opportunity for a comprehensive scheme which would improve the overall appearance of the location and this entrance to Greatham it is suggested that this site may be appropriate for 4 pitches in total, in order to make best use of the land.
EH(GT)03	East Hampshire	Half Acre, Hawkley	This site has temporary permission for 5 caravans, which equates to about 3 pitches. Given the lack of available and suitable sites in the Hampshire area of the National Park it is suggested that a small site for 3 pitches which continues the use of the existing infrastructure may be appropriate. Such a small allocation allows for the site to have an open feeling and thereby fitting better into the rural setting.

SDNPA Ref	District	Address	Summary
EH(GT)04	East Hampshire	New Barn Stables, Binstead	This site has permission for 1 permanent pitch, it is felt that an additional pitch could be accommodated without detrimental impact on the location.
L(GT)02	Lewes	The Pump House, Kingston	This site has temporary permission for 1 pitch. It is felt that allocating this site for 1 pitch would give certainty and permanence in this location. The location of the existing home has limited impact on the location.
L(GT)12	Lewes	Land North of existing Offham Site, Offham	This small site abuts an existing site containing 4 permanent pitches. It may be appropriate to allocate the additional land for a further 4 pitches would complete this well contained site.

8. Site Search Conclusions

Gypsy & Traveller sites that are recommended for allocation in the pre-submission version of the South Downs Local Plan

8.1 The following sites are recommended for allocation in the South Downs Local Plan.

Table 8.1: Gypsy & Traveller sites that are recommended for allocation in the pre-submission version of the South Downs Local Plan

Site Ref	Site Name	District	Existing permanent permissions	Existing temporary consent	Proposed capacity (pitches)
EH(GT)03	Half Acre, Hawkey	East Hants	0	5 caravans	3
EH(GT)04	New Barn Stables, Binstead	East Hants	1	0	1
EH(GT)01	Fern Farm, Greatham	East Hants	0	2 pitches	4
L(GT)02	The Pump House, Kingston	Lewes	0	1 pitch	1
L(GT)12	Land north of existing Offham Site	Lewes	4	0	4
Total (not including Brighton & Hove City)			0	0	12

Gypsy & Traveller sites safeguarded within the South Downs National Park

8.2 All of the above sites if allocated would be safeguarded for Gypsy, Traveller and Travelling Showpeople use in the Local Plan. In addition it is proposed that all the sites with permanent permission listed in Section 5.0 and **Appendix A** will also be safeguarded.

9. Meeting the Needs

- 9.1 This section of the report compares the identified need with the anticipated supply of Gypsy and Traveller accommodation by study area. It concludes with an assessment of need and supply at a National Park level.

Brighton & Hove

- 9.2 To follow

Coastal West Sussex

- 9.3 There is currently no further need for sites to be identified within the Coastal West Sussex part of the SDNP.

East Sussex

- 9.4 The requirements for the East Sussex parts of the SDNP are generated entirely within Lewes District. No need has been identified for the SDNP within Wealden, Eastbourne and no suitable sites have been identified within these areas.
- 9.5 A potentially suitable site at Offham for 4 further pitches has been identified. In addition it is proposed that the existing site at Kingston near Lewes is allocated as a permanent location for 1 pitch. This would leave a shortfall against identified need of 3 pitches in the period to 2027.
- 9.6 However, as summarised in Section 6.0 closer scrutiny of how the need figures were generated shows that this was predominantly as a result of transit households / unauthorised encampments. Monitoring of unauthorised encampments is undertaken by East Sussex County Council. For the SDNP this shows that since January 2015 there has been only very limited numbers of unauthorised encampment, and many people would not fulfil the 2015 definition of a Gypsy or Traveller. This indicates that the need figure may be an over estimate. In addition better use is being made of the Bridies Tan transit site (within the SDNP) outside Lewes and the Horsdean Transit site just outside of Brighton has recently opened providing further transit pitch opportunities in the area.

Hampshire

- 9.7 3 sites with a potential capacity of 8 pitches have been identified. This would not cover the entire need of 11 pitches within this part of the SDNP over the plan period but would give some permanency to many of those currently covered by temporary permissions. It is not considered that the sites at Copperfields and Ruperts Roost are suitable locations for permanent pitches and as a result they cannot be used to accommodate any of the unmet need.
- 9.8 No sites were identified as deliverable for Travelling Showpeople within the SDNP. However, one plot is vacant on the existing Pointers Paddock site and should be available for use within the immediate family.

Horsham

- 9.9 There is no current need for sites to be identified in the Horsham parts of the SDNP. No suitable sites have been identified.

Mid Sussex

- 9.10 There is no current need for sites to be identified in the Mid Sussex parts of the SDNP. No suitable sites have been identified.

Overall

- 9.11 To complete once work in the Brighton & Hove area has been finalised.

Transit Sites

- 9.12 No sites were identified within any part of the SDNP which may be suitable for transit provision. Both the transit sites at Bridies Tan (Lewes) and Horsdean (Brighton & Hove) are located within the National Park along the A27. Within West Sussex the Westhampnett Transit site just to the south of the A27 is also operational and offers 9 pitches. As part of the joint work in the Hampshire area one site was identified as having potential for a transit site within the Winchester area. This will be considered by that Authority as they prepare their Local Plan.

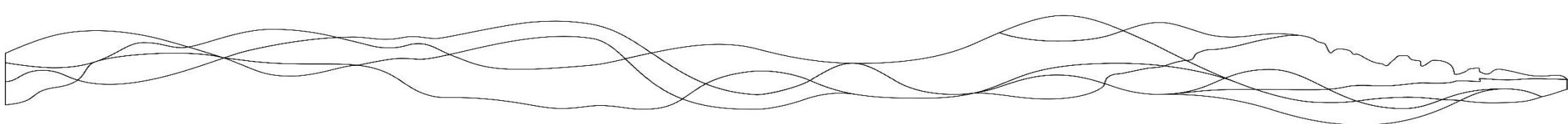


South Downs National Park

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

Base date 1st 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 1st 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
Total Pitches				45	10	

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
Total Pitches				30		

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
Total Plots				4	0	

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

Brighton and Hove Traveller accommodation assessment results 2015 (covering Brighton & Hove parts of the SDNP)	
Current supply	
Socially rented pitches	0
Private authorised pitches	0
Total authorised supply	0
Current need (2013/14 – 2017/18)	
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
Total	20
Pitch Supply (2013/14 – 2017/18) at the Horsdean Traveller Site. Completed Mid 2016	12
Current Need	8
Future need	
2018/19 – 2022/23	2
2022/23 – 2027/28	3
Total Need	13

Coastal West Sussex Accommodation Assessment 2014 – Detailed figures

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

UPDATED to 1st December 2016: Need for Coastal West Sussex parts of SDNP

	Gross Requirement Aug 2016	Supply Aug 2016	Net Requirement Aug 2016 - 2027	Notes
Supply				
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
Total Supply	0	18	0	
Current Need				
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
Total current need	2	0	0	
Future need				
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
Total Future Needs	4	0	0	
Total need	6	18	-12	

East Sussex Accommodation Assessment 2015 – Detailed figures

East Sussex Traveller accommodation assessment results 2015 (covering Eastbourne, Lewes & Wealden parts of the SDNP)	
Current supply	
Socially rented pitches	0
Private authorised pitches	5
Total authorised supply	5
Current need (2013/14 – 2017/18)	
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
Total current need	6
Future need	
2018/19 – 2022/23	1
2022/23 – 2027/28	1
Total need	8

Hampshire assessment 2013 – Detailed figures

Hampshire Traveller accommodation assessment 2013 (covering East Hampshire & Winchester parts of the SDNP)					
	Temporary Permissions at April 2013	2013 – 2017	2018 – 2022	2023 – 2027	Total
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 1st December 2016: Need for Hampshire parts of SDNP

	Current temporary permissions / application in progress	2013 – 2022	2023 – 2027	Total
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
Flood Zone	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.
Environmental Designations	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.
Contamination or Unstable Land Issues	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.
Noise Issues		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.
Settlement Strategy		The site is away from existing settlements with services.	The site is within or close to an existing settlement with service.
Residential Amenity		The site is adjacent existing dwellings and the impact requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.

Access	Suitable access cannot be achieved	Work is required to achieve suitable access / uncertain and requires further investigation.	Suitable access
Archaeology and Conservation (Historic Environment)	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.
Availability	<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 & 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
Availability	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.
Suitability				
Site Size and layout	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.
Contamination and unstable land	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.
Topography	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.

Site access and safety	<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>
Access to utilities			<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>
Accessibility to facilities	<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>
Potential impacts				
National Park and Landscape	<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>
Biodiversity / Protected Species /	<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>

Important hedgerow	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.	
Historic environment	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.
Water quality	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.
Noise	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.
Residential amenity (Impact of site and adjoining uses on each other)	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.

Developability	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>)