



# **Traveller Sites Allocations Development Plan Document**

## **DRAFT Traveller Sites Study**

**August 2014**





# Contents

Contents.....	4
1. Introduction and background .....	1
2. Requirement for sites .....	4
Number of permanent Gypsy and Traveller pitches required .....	4
Number of Travelling Showpeople plots required.....	5
Current supply .....	5
3. Methodology.....	7
Setting the site search criteria.....	7
Local Policy .....	7
Biodiversity or landscape designations.....	8
Historic Environment .....	9
Access to services .....	9
Site conditions.....	10
Infrastructure.....	10
Broad locations .....	10
Site size and design specification.....	11
4. Identifying potential sites .....	13
Site assessment .....	13
Stage 1 assessment.....	14
Stage 2 assessment.....	14
Capacity.....	14
5. Findings .....	16
Safeguarding of existing sites .....	16
Allocating new sites .....	16
Appendix 1 – Maps of all sites considered.....	17
Appendix 2 – Sites rejected at Stage 1 Assessment.....	19
Appendix 3 – Sites rejected at Stage 2 Assessment.....	32
Appendix 4 – Sites potentially suitable for allocation as permanent Gypsy and Traveller accommodation.....	40

## List of tables

Table 1 – Required Gypsy and Traveller pitch provision 2013-2031 .....	5
Table 2 - Public Gypsy and Traveller sites .....	5
Table 3 - Private permanent Gypsy and Traveller sites .....	5
Table 4 - Broad site assessment criteria.....	13
Table 5 - Stage 1 assessment criteria .....	15
Table 6 –Potential suitable locations for allocation .....	16

# 1. Introduction and background

- 1.1. Gypsies are believed to have arrived in the UK over 500 years ago. The Gypsy and Traveller community is very diverse and hard to define in simple terms. The main cultural groups include Romany Gypsies, Irish Travellers and New Age Travellers. Traditionally, Gypsies and Travellers made a living travelling around the country for employment, often seeking seasonal work opportunities. However as traditional stopping places have been lost, the travelling lifestyle has become increasingly difficult. Nationally around two thirds of Gypsies and Travellers now live in bricks and mortar housing with those actively travelling decreasing.
- 1.2. Gypsies and Travellers are an often marginalised group that suffer a high level of inequality, particularly around issues such as life expectancy, health and education and are a group at high risk of facing discrimination and racial hatred. Mid Sussex District Council is committed to developing sustainable communities that are safe, healthy and inclusive and to provide the amount and type of housing that meets the needs of all sectors of the community<sup>1</sup>, including Gypsies and Travellers.
- 1.3. Romany Gypsies and Irish Travellers are covered by the protected characteristic of race for the Equality Act 2010. Local authorities have a duty under the Equality Act to actively seek to eliminate unlawful discrimination, advance equality of opportunity and promote good race relations. The Council has a statutory duty<sup>2</sup> to undertake regular assessments of the accommodation needs of Gypsies and Travellers either living in, or resorting to their area; and to include the needs of Gypsies and Travellers in its housing strategies.
- 1.4. The Government intends to align its planning policy for Travellers more closely with policies for other types of housing and in March 2012 published its *Planning policy for traveller sites*.<sup>3</sup> This aims to “ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community” and includes the objective of contributing to the achievement of sustainable development.
- 1.5. Local planning authorities are required to identify and allocate sufficient sites for Gypsies, Travellers and Travelling Showpeople. The *Planning policy for traveller sites* requires local planning authorities to establish needs and to identify a five-year supply of ‘deliverable’ sites against locally set targets<sup>4</sup>; and to identify a further supply of ‘developable’ sites or broad locations for years 6 to 10 and where possible for years 11 to 15<sup>5</sup>. Where such a supply cannot be demonstrated, a lack of such a supply “should be a significant material

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<sup>1</sup> Mid Sussex District Council Housing Strategy for Mid Sussex 2009-2014 (including the Refreshed Housing Strategy 2012-2014) and Gypsy and Traveller Strategy 2009-2012)

<sup>2</sup> Under section 225 of the Housing Act 2004 and to include the needs of Gypsies and Travellers in its housing strategies (see the Mid Sussex District Council Housing Strategy for Mid Sussex 2009-2014 (including the Refreshed Housing Strategy 2012-2014) and Gypsy and Traveller Strategy 2009-2012)

<sup>3</sup> This replaced previous national policies set out in Circulars 01/2006 and 04/2007

<sup>4</sup> Paragraph 8 of the Planning policy for traveller sites sets out that Local planning authorities should set ‘pitch’ targets for Gypsies and Travellers and ‘plot’ targets for Travelling Showpeople – see Planning policy for travellers (DCLG) - [www.gov.uk/government/publications/planning-policy-for-traveller-sites](http://www.gov.uk/government/publications/planning-policy-for-traveller-sites)

<sup>5</sup> Paragraph 9 of the Planning policy for traveller sites (DCLG)

consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission”.

1.6. For the purposes of the planning system<sup>6</sup>, ‘Gypsies and Travellers’ means:

*“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 or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*

‘Travelling Showpeople’ means:

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

- 1.7. Providing sufficient, suitable permanent accommodation for the district’s Gypsy and Traveller community will not only meet identified needs, but also contribute towards a better quality of life, promoting the opportunity for better integration and co-existence with the settled community and help to reduce unauthorised encampments that can cause distress to both of these communities and are costly in terms of enforcement action, clean-up costs and preventative measures.
- 1.8. An assessment of the accommodation needs of Gypsies and Travellers and Travelling Showpeople has been made through the *Mid Sussex Gypsy and Traveller Accommodation Assessment*. This sets out that the required site provision for Gypsies and Travellers required for Mid Sussex (outside of the South Downs National Park<sup>7</sup>) for the period up to 2031 is 34 pitches, with no identified requirement for Travelling Showpeople.
- 1.9. The purpose of this Study is to identify and consider as many potential options as possible for accommodating the permanent needs of Gypsies and Travellers; and to develop a shortlist of sites with potential for allocation, safeguarding or extension through a site allocations document.
- 1.10. The outputs of this Study are:
- A list of sites with potential for allocation for use as permanent Gypsy and Traveller and Travelling Showperson accommodation, cross-referenced to maps showing locations and boundaries of specific sites;

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<sup>6</sup> Annex 1 - Planning policy for traveller sites, CLG, 2012

<sup>7</sup> It should be noted that this document is only covers the area of Mid Sussex outside of the South Downs National Park, as Mid Sussex District Council is not the local planning authority for this area.

- An assessment of the deliverability/ developability of each identified site in terms of *suitability, availability and achievability*<sup>8</sup> to determine how and when it could realistically be developed;
- The potential quantity of accommodation that could be delivered on each identified site.

1.11 The Study is not a statement of Council policy and does not allocate land. The process of allocating sites will be made through the *Traveller Sites Allocations Document*. This will further examine the suitability of any potential sites through an accompanying Strategic Environmental Assessment and Sustainability Appraisal and public consultation.

1.11. Potential sites for Gypsies and Travellers located within the Mid Sussex district, but within the South Downs National Park, do not form part of this Study as Mid Sussex District Council is not the local planning authority for this area.

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<sup>8</sup> See Section 3 for fuller explanation.

## 2. Requirement for sites

### Number of permanent Gypsy and Traveller pitches required

- 2.1. An assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople has been made through the *Mid Sussex Gypsy and Traveller Accommodation Assessment (GTAA)*<sup>9</sup>. The GTAA calculates the district's needs for years 2013 to 2031 (outside of the South Downs National Park) as 34 Gypsy and Traveller pitches with no identified requirement for Travelling Showpeople.
- 2.2. Need is calculated by comparing the current supply of pitches available for occupation against the current and future needs of the households. The key factors in each of these elements are set out below:

#### Supply of pitches

- Currently vacant pitches;
- Any pitches currently programmed to be developed within the study period;
- Pitches vacated by people moving out of the study area; and
- Pitches vacated due to the dissolution of households (normally through the deaths of a single person household).

Current need (not necessarily need for additional pitches) is the sum of the following:

- Households on unauthorised development for which planning permission is not expected;
- Concealed households;
- Households in bricks and mortar housing wishing to move to sites; and
- Households on waiting lists for public sites.

Future need is the sum of the following:

- Households living on sites with temporary planning permission;
- New household formation expected during the study period; and
- Net migration to sites from outside the study area.

- 2.3. Much of the requirement for Gypsy and Traveller sites, particularly within the next five years, is to address the backlog of needs for households on the waiting list for public sites (a net total of 8 pitches). In addition, there are 2 households (occupying a total of 2 pitches) who will see their temporary planning permissions expire within this time period. The remaining requirement is from household growth caused by existing on-site households; and accounting for growth from households currently on the waiting list (24 pitches).

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<sup>9</sup> This is a joint commission between Mid Sussex District Council and the South Downs National Park Authority undertaken by consultants Opinion Research Services/ Peter Brett Associates. It was published in 2013 and updated in 2014. It forms part of the evidence base for the Mid Sussex Local Development Framework and for the South Downs National Park Authority Local Plan.

- 2.4. The identified Gypsy and Traveller pitch requirement by time period up to the year 2031, is set out in Table 3.

**Table 1 – Required Gypsy and Traveller pitch provision 2013-2031**

<b>Time period</b>	<b>Number of pitches</b>
2013 – 2017	15 pitches
2018 – 2022	6 pitches
2023 – 2027	7 pitches
2028 – 2031	6 pitches
<b>Total requirement</b>	<b>34 pitches</b>

### **Number of Travelling Showpeople plots required**

- 2.5 There are currently no known Travelling Showpeople households in Mid Sussex. No need has been identified in the GTAA (2014 Update) to make provision for Travelling Showpeople.

### **Current supply**

- 2.6. In Mid Sussex (excluding the area within the South Downs National Park), there are 11 Gypsy and Traveller sites with a total capacity of 40 pitches. 7 are authorised with a total capacity of 36 pitches.
- 2.7. There are 4 public Gypsy and Traveller sites in Mid Sussex managed by West Sussex County Council, with a capacity of 26 pitches (Table 1).

**Table 2 - Public Gypsy and Traveller sites**

<b>Site</b>	<b>Number of pitches</b>
Fairplace Hill Caravan Site, Burgess Hill	9
Bedelands Caravan Site, Burgess Hill	10
Horsgate Caravan Site, Cuckfield	3
Walstead Caravan Site, nr. Lindfield	4
<b>Total capacity</b>	<b>26</b>

- 2.8. There are three privately owned authorised Gypsy and Traveller sites in Mid Sussex with permanent planning permission, with a total capacity of 10 pitches (Table 2).

**Table 3 - Private permanent Gypsy and Traveller sites**

<b>Site</b>	<b>Number of pitches</b>
Highfields, Warninglid <sup>10</sup>	4
Pitts Head (Woodside Park), Warninglid <sup>11</sup>	5

<sup>10</sup> Planning permission was granted under references 12/3825/OUT and 14/00518/CND for non-Gypsy tied residential use. This leaves extant planning permission for four Gypsy and Traveller pitches on adjacent field.

<sup>11</sup> Since publication of the GTAA, planning permission has been granted under reference 14/01207/FUL for conversion of building used as ancillary accommodation to residential accommodation

Marigold Farm Caravan Site, nr. Ansty	1
<b>Total capacity</b>	<b>10</b>

- 2.9. Two sites accommodating a total of two pitches have temporary planning permission. A further two sites totalling two pitches are unauthorised, but are known to the Council and tolerated.
- 2.10. There are currently no known Travelling Showpeople sites within Mid Sussex.

# 3. Methodology

## Setting the site search criteria

3.1. This section sets out the framework used to form the criteria for assessing potential Gypsy and Traveller sites. The framework draws from a number of sources. This includes the *Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* that benefits from discussions with Gypsies and Travellers; national policy - *Planning policy for traveller sites* and the *National Planning Policy Framework/ National Planning Policy Guidance*; current best practice - *Best Practice Guidance: Designing Gypsy and Traveller Sites*; and local policy set out within the emerging *Mid Sussex District Plan*.

3.2. The Government's *Planning policy for traveller sites* sets out three key criteria for determining appropriate *deliverable* sites through the planning system:

To be considered **deliverable** (capable of delivery within five years), sites should:

- Be **available** now or there should be a reasonable prospect that the site is available at the point envisaged;
- Offer a **suitable** location for development; and
- Be **achievable** within five years including being viable.

3.3. To be considered **developable**, sites should be in a suitable location and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

3.4. The assessment criteria should therefore draw out whether a site is available, suitable and achievable for permanent Gypsy and Traveller accommodation, within a specific time period. Criteria should also be fair and facilitate the traditional and nomadic life of Gypsies and Travellers while respecting the interests of the settled community and not be unduly restrictive.

3.5. The following factors are taken into account in setting assessment criteria.

### Local Policy

3.6. The emerging *Mid Sussex District Plan* will include a proposed criteria based policy for determining any applications for new or extensions to existing Gypsy and Traveller sites (see *Traveller Sites Allocations Document – Consultation Draft*). Sites should be reasonably located for schools, shops, health and other local services and community facilities, away from sources of noise and air pollution and compatible with neighbouring land uses and minimise impact on adjacent users and landscape character. In rural and semi-rural areas, a site should not dominate the nearest settled community.

3.7. Sites that are identified for an alternative use in the development plan are dismissed unless there is justification for an alternative use as Gypsy and Traveller accommodation. Sites that are identified as having 'high value' in the Mid Sussex Open Space Assessment are

also excluded if their development to a Gypsy and Traveller site would cause unacceptable harm to the use of this land for its current purpose that could not be reasonably mitigated against or replaced by an equivalent alternative provision.

### **Biodiversity or landscape designations**

- 3.8. The Government's *Planning policy for traveller sites* does not make specific policy provision concerning locating traveller sites within or close to biodiversity of landscape designated areas such areas include:
- Special Protection Areas or Special Area of Conservation (international designations);
  - Areas of Outstanding Natural Beauty or Sites of Special Scientific Interest (national designations); and/ or
  - Local Nature Reserves and Sites of Nature Conservation Interest (local designations).
- 3.9. The *Planning policy for traveller sites* should be read in conjunction with the provisions of the *National Planning Policy Framework (NPPF)* and *National Planning Policy Guidance (NPPG)*. The NPPF details that local planning authorities should set criteria based policies against which proposals for any development on, or affecting protected wildlife or sites or landscape areas will be judged. The NPPF sets out that distinction should be made between the hierarchy of international, national and locally designated sites so protection is proportionate to their status and the contribution made to wider ecological networks; and that allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the NPPF.
- 3.10. The *Habitats Regulations Assessment for the Mid Sussex District Plan* identifies that proposed new housing in areas close to the European-designated Ashdown Forest SPA and SAC<sup>12</sup> is likely to increase the number of visitors, with associated impact on bird populations. This 'zone of influence' is land within a 7km straight-line distance from the boundary of the Ashdown Forest SPA. The *Report* concludes that new residential development must demonstrate that adequate measures are taken to avoid or mitigate any potential adverse effects on Ashdown Forest:
- Residential development within a 400 metre buffer zone around the Forest should not be permitted; and
  - Residential development within a 7km zone of influence around the Forest must contribute to the provision of Suitable Alternative Natural Greenspace (SANG) and the Ashdown Forest Strategic Access Management and Monitoring strategy (SAMM).
- 3.11. Sites shortlisted for consideration in the *Traveller Sites Allocations Document* will be 'screened' to assess<sup>13</sup> whether there is potential for a 'likely significant effect' on the Ashdown Forest SPA. The *Habitats Regulations Assessment Screening Report* is

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<sup>12</sup> Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

<sup>13</sup> See the *Traveller Sites Habitats Regulations Assessment Screening Report*

available to view at [www.midsussex.gov.uk/8686.htm](http://www.midsussex.gov.uk/8686.htm) and at all consultation drop-in points detailed in Appendix A.

- 3.12. The NPPF sets out that development within Sites of Special Scientific Interest should not normally be permitted and that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature; and that planning should contribute towards conserving and enhancing the natural environment. It also states that planning permission should be refused for proposals resulting in the loss of Ancient Woodland unless the benefits clearly outweigh the loss. These factors are reflected in the site assessment methodology
- 3.13. The NPPF sets out that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB). The emerging *Mid Sussex District Plan* sets out that proposals for development within the High Weald Area of Outstanding Natural Beauty that support the economies and social well-being of the community, including 100% affordable housing schemes, will be supported provided it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan. Allocations for permanent Gypsy and Traveller sites within the AONB may therefore be acceptable, provided the AONB is not compromised by the development and there is a specific identified local need. This approach is reflected in the site assessment methodology.
- 3.14. As stated above, the NPPF sets out that allocation of land for development should prefer land of lesser environmental value, where consistent with other policies in the NPPF. Sites within locally designated areas such as Local Nature Reserves or Sites of Nature Conservation Interest are excluded if development of a Gypsy and Traveller site would compromise the objectives of its designation.

### **Historic Environment**

- 3.15. The Government's *Planning policy for traveller sites* does not make specific policy provision with regard to locating traveller sites within or close to designated historic assets. The NPPF sets out that great weight should be given to the asset's conservation with greater weight applied reflecting the importance of the asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The methodology reflects this approach in that sites that introduce clear harm to Scheduled Monuments, Listed Buildings or Conservation Area, with little prospect of mitigation are ruled out.

### **Access to services**

- 3.16. The Government's *Planning policy for traveller sites* sets out that sites should be accessible to health services and schools. Emerging District Plan policy sets out that sites should also be reasonably located to shops and other local services and community facilities. Stakeholder work undertaken for the *Accommodation Needs Assessment* indicates that sites should be located close to public transport<sup>14</sup> and that generally sites should be located close to sustainable settlements with a range of local services.

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<sup>14</sup> 400m is considered optimal maximal walking distance to a bus stop

- 3.17. The distance of health facilities, schools, a local shop and public transport forms part of the site assessment criteria. The *Accommodation Needs Assessment* recommends distances to be within 1 mile (1.6km), considered to be a reasonable walking distance for site residents without reliance on a private motorcar. The capacity of local services to accommodate such development will be ascertained through consultation. A site should ideally be able to offer pedestrian access routes.

### **Site conditions**

- 3.18. The Government's *Planning policy for traveller sites* outlines that sites should be located away from sources of noise and air pollution that could be detrimental to the health and well-being of occupants and located away from areas at high risk of flooding.
- 3.19. The site assessment criteria rules out sites where a significant area is at high risk of flooding (within Flood Risk Zones 2 and 3) given the vulnerability of caravans. Sites that are at risk of land contamination from sources such as former or current amenity tips and landfill sites which cannot be mitigated; and/ or by sources of air pollution are also ruled out. Given the proposed use, sites should be on land that is, or can viably be made, level and stable.
- 3.20. Road access should either exist or can viably be made to allow movement of vehicles into and out of sites including emergency and refuse vehicles, and for the movement of mobile homes. It should be noted that modern mobile homes can be up to 25 metres in length.
- 3.21. Sites should be located away from sources of noise given the propensity for noise transference through the walls of a caravan unless noise impacts can be mitigated. Sites should be able to facilitate visual and acoustic privacy for those living on the site and for those living nearby from for instance Gypsy and Traveller vehicle movements.

### **Infrastructure**

- 3.22. Government Guidance on the design of sites for Gypsies and Travellers<sup>15</sup> states that sites must have access to water, electricity, drainage and sanitation, with electricity and sewerage for permanent sites normally through mains systems, although in some locations alternative provision maybe appropriate. The *Planning policy for traveller sites* outlines that sites should not put undue pressure on local infrastructure. The site assessment process considers these factors and the capacity of local infrastructure will be ascertained through consultation.

### **Broad locations**

- 3.23. The GTAA suggests that the existing spatial pattern of Gypsy and Traveller communities within Mid Sussex reflects a long period of residence, the main reasons being near family and friends. This is indicated in particular, by the concentration of Gypsy and Traveller families in and around Burgess Hill and that the area in and around Burgess Hill is

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<sup>15</sup> Designing Gypsy and Traveller Sites - Good Practice Guide

favoured by Gypsies and Travellers because there is a lack of pitches on the public sites and people are also visiting family in the local area.

- 3.24. The GTAA recommends broad locations to guide the identification of specific sites based on national policy and guidance and the results of the needs assessment and reflect the existing pattern of sites and the nearest most sustainable settlements. The identified broad locations include land with one mile of the edge of the principal towns of Haywards Heath and Burgess Hill and the villages of Ansty, Bolney, Cuckfield, and Lindfield taking into account sites specific constraints and access to services and facilities and the capacity of local infrastructure.
- 3.25. The GTAA recommends that if suitable sites cannot be identified within the most appropriate broad locations, other broad locations should be investigated before sites outside broad locations are considered. Public site provision should be investigated within the most sustainable broad locations and reasonable flexibility should be applied to the location of small private sites and should consider sites outside, but close to the broad locations.
- 3.26. The Site Study did not restrict its search for sites to the broad locations identified within the GTAA given that this may introduce constraints to the process of site selection. It was however considered that sites at or around East Grinstead should be considered given the historic records of encampments in the area and the potential for the sustainable provision of sites given it is one of the district's three main towns.

### **Site size and design specification**

- 3.27. Sites are made up of a number of caravan pitches and associated facilities. Although there is no national definition of what size a pitch should be, good practice<sup>16</sup> states that “*an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan... drying space for clothes, a lockable shed... parking space for two vehicles and a small garden*”. On average, usage is approximately 1.7 caravans per pitch.
- 3.28. With regard to the size of potential sites, evidence from the current provision of sites suggests that the Gypsy and Traveller community prefer smaller sites containing a small number of pitches to accommodate immediate and extended family. This is supported by best practice guidance<sup>17</sup> which suggests smaller sites (up to a maximum of 15 pitches) are conducive to providing a comfortable environment which is easy to manage. The same guidance also notes that there is a place for smaller sites of between 3 to 4 pitches for the purposes of one extended family and that unless there is clear evidence to suggest larger sites are preferred by the local Gypsy and Traveller community, sites should ideally consist of 15 pitches or less. West Sussex County Council who currently manages all the public sites within Mid Sussex recommend sites no larger than 12 pitches.
- 3.29. Good Practices guides that a site should be of a sufficient size/ shape to facilitate a circular or horseshoe design rather than a linear layout. Sufficient space should be provided to

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<sup>16</sup> Paragraph 7.12 Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

<sup>17</sup> Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

allow adequate privacy between pitches and for health and safety reasons. Ideally, there should also be space for a central play area for children and for a communal facility, particularly for more isolated sites, for education, visits by health visitors and youth workers. Sites should also be able to accommodate an element of soft landscaping (grassed areas, shrubs and trees). Sites should be located where sufficient lighting to enable safe access and movement through the site at night for pedestrians and vehicles would not cause harm to the character of an area.

- 3.30. Sites should be able to provide scope for secure site boundaries to prevent others seeking to move onto the site without permission
  
- 3.31. It is also considered that smaller sites are advantageous in that there is greater potential to integrate with the settled community, a point that was also made in the stakeholder consultation on the GTAA, and to mitigate against any harm to the surrounding landscape and neighbouring amenities as sites would be less inclined to dominate their surroundings in line with the *Planning policy for traveller sites*.

## 4. Identifying potential sites

4.1. Potential sites were established from a review of:

- Existing sites including unauthorised sites and those subject to temporary planning permission;
- Potential for expansion of existing authorised sites;
- Land within public ownership including Mid Sussex District Council owned land;
- Land identified in the Housing Land Supply document as having potential for development including contacting known landowners; and
- Land identified through a public 'call for sites' including a call to all the district's town and parish councils.

### Site assessment

4.2. Each site has been assessed using a two stage approach based on broad site assessment criteria detailed in Table 4 which is formed from the factors set out in Section 3. Stage 1 assessment removed those sites subject to clear availability, policy or physical constraints. Stage 2 assessed the remaining sites in more detail. The optimum recommended size of a Gypsy and Traveller site is 10–12 pitches and the capacity of larger areas of land was assessed accordingly.

**Table 4 - Broad site assessment criteria**

<b>Availability</b>	<ul style="list-style-type: none"> <li>• Landowner/s willing to allow land to be used for Traveller accommodation</li> <li>• No overriding issues such as multiple ownership or legal constraints</li> </ul>
<b>Suitability</b>	
Policy constraints	<ul style="list-style-type: none"> <li>• Site is not within and/ or compromises the objectives of an international, national or local environmental designation.</li> <li>• Site is not within alternative development plan designations</li> <li>• Site is not an open space identified as having 'high value' in the Mid Sussex <i>Open Space Assessment</i></li> </ul>
Physical problems or limitations	<ul style="list-style-type: none"> <li>• Site is not at a high risk of flooding that cannot be mitigated</li> <li>• Site is not on unstable, contaminated or steep land</li> <li>• Site has safe road access</li> <li>• Site is reasonably located to local services and facilities</li> </ul>
Potential impacts	<ul style="list-style-type: none"> <li>• Site would not have adverse impact on character of landscape or built environment including archaeological remains</li> <li>• Site is not subject to unacceptable noise levels or would subject neighbouring land uses to unacceptable noise levels</li> <li>• Site would not dominate the nearest settled community</li> </ul>
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The cost of the site coming forward is not set to an unacceptable level by any constraints or impacts identified</li> </ul>

## Stage 1 assessment

- 4.2. Stage 1 assessment was based on the assessment criteria set out in Table 5 and utilised a 'traffic light' indicator system. Sites that are unavailable or subject to absolute policy or physical constraint are flagged as 'red' and eliminated from further assessment. Where criteria have the potential to be satisfied, this is shown as 'yellow' and where criteria is satisfied, this is shown as 'green'.
- 4.3. Availability is a key consideration to demonstrate site deliverability. To establish this on potentially suitable sites, contact was made with landowners and land agents and where this was not known, details of landowners were obtained from the Land Registry Office. Sites rejected on availability grounds will be reassessed in the future should their status change.
- 4.4. 162 sites were assessed for their potential and likely timescale for development. In the main, these were known sites, already within the Council's *Housing Supply Document*. The process included a 'call for sites' and a request to all the district's Town and Parish Councils to submit sites within their areas that might be suitable. This resulted in a shortlist of 6 potential sites that were subject to more detailed Stage 2 assessment. A district-wide map showing the location of all the sites considered is provided at Appendix 1.
- 4.5. The vast majority of sites were ruled out on the grounds of availability whilst suitable road access and initial viability assessments were the other main factors. This serves to highlight the difficulty in identifying feasible development options for such use, particularly against the backdrop of competing high value uses such as residential housing development. A summary of the sites subject to a broad assessment of their suitability, availability and achievability at Stage 1, but ultimately rejected is provided at Appendix 2.

## Stage 2 assessment

- 4.6. A shortlist of 6 sites met the Stage 1 criteria and were shortlisted for consideration at Stage 2. These were subject to more detailed assessment based on the broad site assessment criteria set out in Table 4 that included:
- Physical constraints and accessibility to existing services and facilities and neighbouring land uses;
  - Potential impacts including landscape and on built development;
  - Review of any achievability issues; and
  - Assessment of potential capacity

## Capacity

- 4.7. All Stage 2 sites were subject to a broad assessment of the number of pitches that could be accommodated (residential capacity only). This process takes account of best practice guidance<sup>18</sup> and advice received from West Sussex County Council from a survey of new or refurbished sites within their ownership<sup>19</sup>.

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<sup>18</sup> *Best Practice Guidance: Designing Gypsy and Traveller Sites* (Communities and Local Government)

<sup>19</sup> Based on each pitch having space for a caravan, 2 cars a utility block and garden

- 4.8. To ensure a site could meet best practice design guidance as set out in Section 3, for the purposes of site assessment, as a rough guide, a figure of 400m<sup>2</sup> per pitch is considered appropriate unless any particular site characteristics require attention. Final site capacity will ultimately be a matter for a detailed planning application to determine.
- 4.9. Two shortlisted locations have been identified as suitable for allocation as permanent Gypsy and Traveller accommodation. The locations are *Land to the north and northwest of Burgess Hill (two sites of 12 pitches each as part of the Northern Arc mixed use strategic allocation)*; and *Land at Imberhorne Lane Nurseries, Imberhorne Lane, East Grinstead (one site of 12 pitches)*. These two locations could deliver a total of up to 36 pitches.
- 4.10. Details of the sites considered but rejected following Stage 2 assessment are provided at Appendix 3.

**Table 5 - Stage 1 assessment criteria**

Criteria	Red	Yellow	Green
<b>Availability</b>			
Position of landowner/s	Site not available now or in future for Traveller accommodation	Unknown availability warranting further investigation	Site being actively promoted for Traveller accommodation
<b>Suitability</b>			
Environmental designations	Site within Site of Special Scientific Interest (SSSI), Site of Nature Conservation Importance (SNCI), Local Nature Reserve (LNR), Ancient Woodland (or would be hindered by a 15 metre buffer zone) or within 400m buffer of a Special Area of Conservation/ Special Protection Area.	Site is in close proximity to a SSSI, SNCI or a LNR, Ancient Woodland or within 7km buffer of a Special Area of Conservation/ Special Protection Area.	Site is not within or in close proximity to any international, national or local designations or within any identified buffers.
Alternative designation	Site is identified for an alternative use in development plan. Site identified as having 'high value' in the MSDC <i>PPG17 Open Space Assessment</i> .	Site is identified for alternative use in development plan but potential justification for alternative use.	Site is not identified for alternative uses.
Flood zone	Significant area of site within Strategic Flood Risk Assessment (SFRA) Zone 3.	Significant area of site within SFRA Zone 2.	Site is not affected by identified areas of flooding or is in SFRA Zone 1
Road access	Road access clearly unavailable or affected by severe limitations.	Potential exists to gain safe road access.	Safe road access already exists.
Archaeology and the built environment	Site covered by or adjacent to a Scheduled Monument. Clear unacceptable impact on listed building or Conservation Area with little prospect of mitigation.	Site could have potential impact on Scheduled Monument, listed building or Conservation Area.	Site is not within or close to any known Scheduled Monument or built environment designations.
<b>Achievability</b>			
Site viable to develop	Cost of site coming forward would clearly make site unviable.	Cost of site potentially unviable – warrants further investigation.	Site considered viable.

## 5. Findings

### Safeguarding of existing sites

- 5.1. Survey work undertaken for the *Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment*, indicates that almost all the permanent, existing authorised Gypsy and Traveller sites set out in Tables 1 and 2 are fully occupied and that there is a waiting list for such accommodation within Mid Sussex. If existing sites are lost from Gypsy and Traveller use, new replacement sites would need to be found to maintain an adequate supply to meet identified need.
- 5.2. There appears to be no reasons on the grounds of need why these existing sites should not be safeguarded by development plan policy provision without an adequate replacement to ensure that needs continue to be met by these sites in perpetuity. The supply from existing sites from this source is therefore not discounted from this Study.

### Allocating new sites

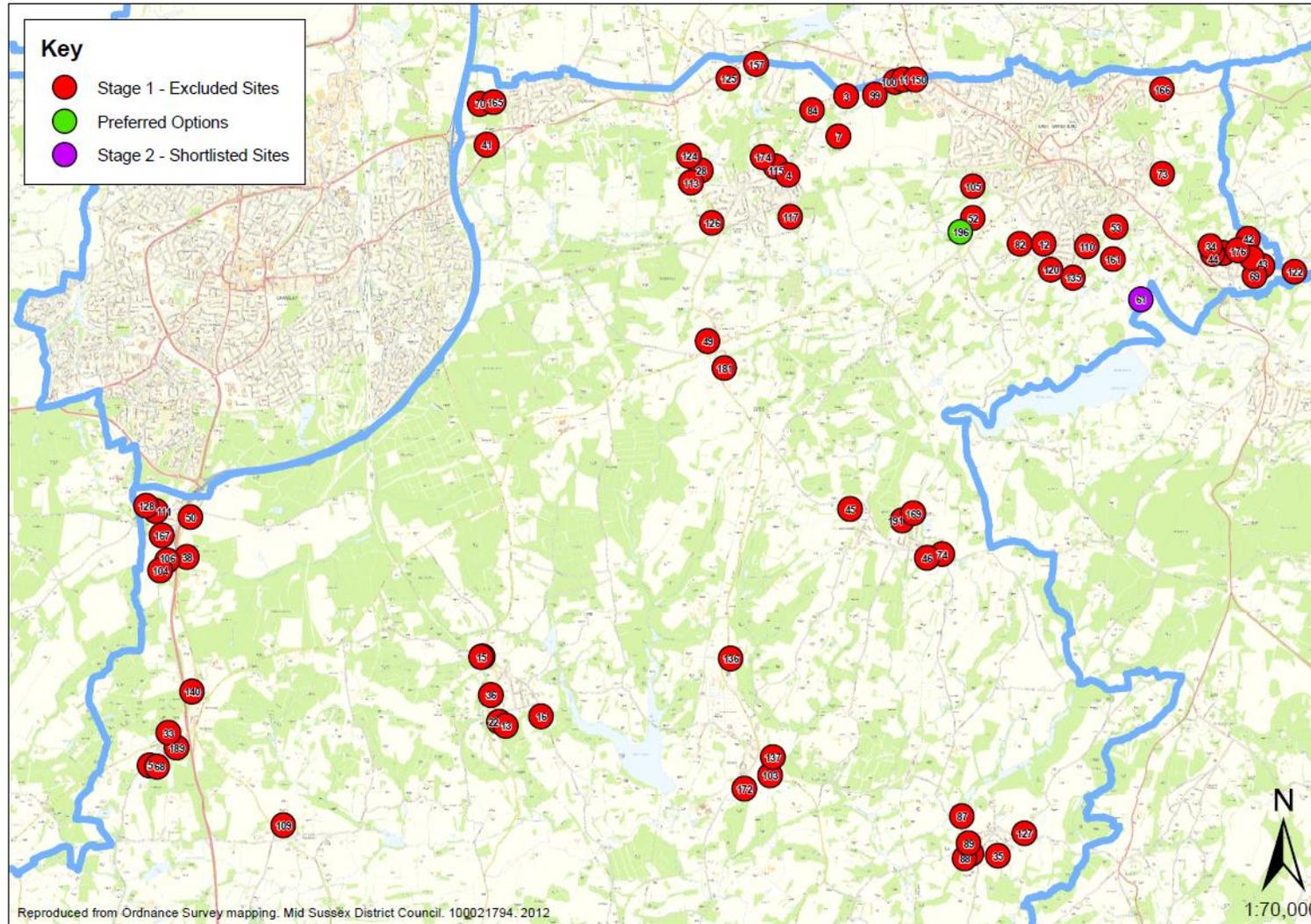
- 5.3. This Study identifies two shortlisted locations as suitable for allocation as permanent Gypsy and Traveller accommodation. The locations are *Land to the north and northwest of Burgess Hill (two sites of 12 pitches each as part of the Northern Arc mixed use strategic allocation)*; and *Land at Imberhorne Lane Nurseries, Imberhorne Lane, East Grinstead (one site of 12 pitches)*, set out in Table 6. These two locations could deliver a total of up to 36 pitches. Further detail is provided at Appendix 4 as potentially suitable for allocation as permanent Gypsy and Traveller and Travelling Showpeople accommodation.
- 5.4. As stated in Section 1, this Study is not a statement of Council policy and does not allocate land. The process of allocating sites will be through the *Traveller Sites Allocations Document*. This will further examine the suitability of any potential sites through an accompanying Strategic Environmental Assessment and Sustainability Appraisal, Habitats Regulations Assessment and public consultation.

**Table 6 –Potential suitable locations for allocation**

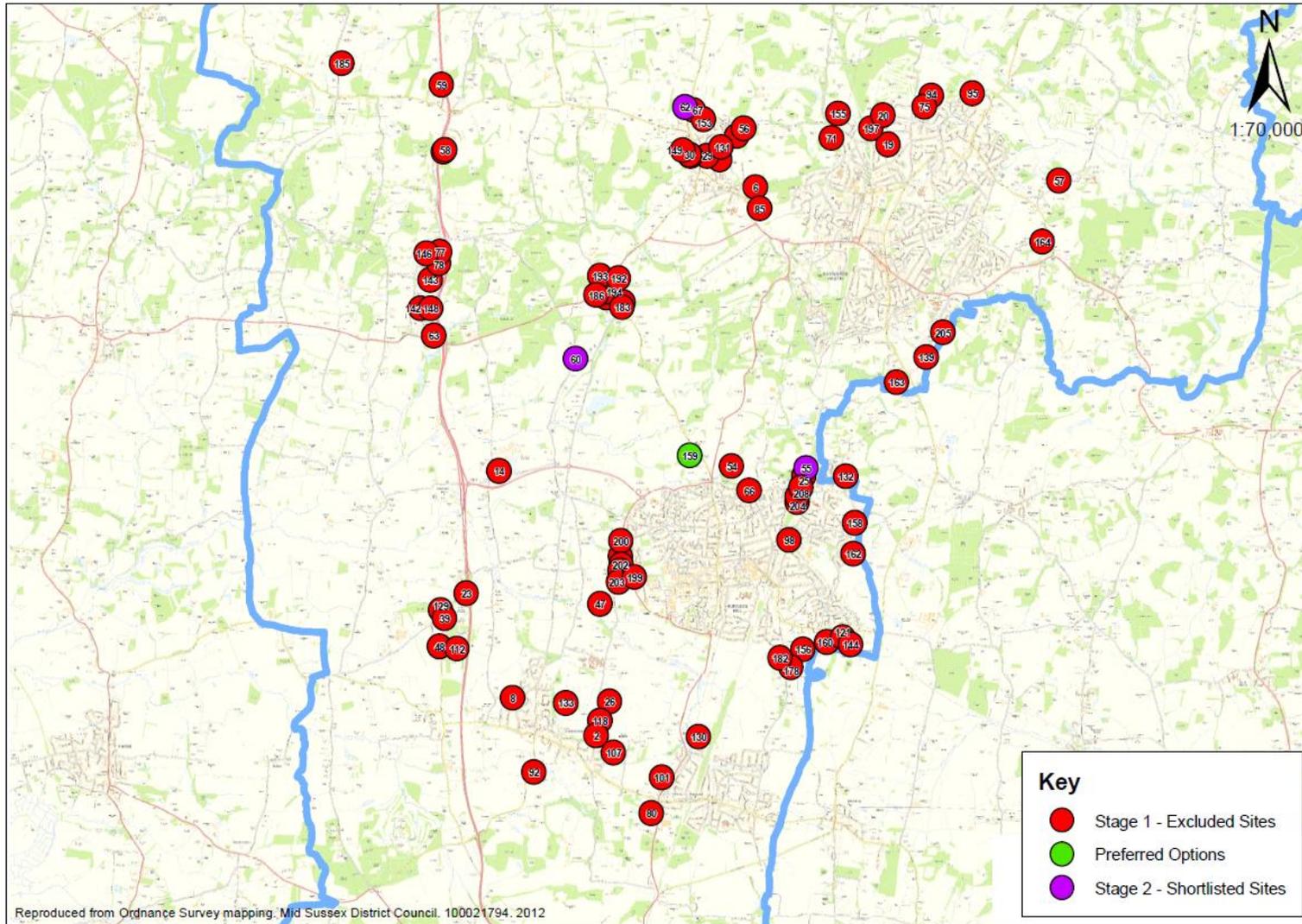
Land to the north and northwest of Burgess Hill (as part of the Northern Arc mixed use strategic allocation)	Two sites each providing 12 pitches (24 total)
Land at Imberhorne Lane Nurseries, Imberhorne Lane, East Grinstead	One site providing up to 12 pitches

# Appendix 1 – Maps of all sites considered

## North Mid Sussex



# South Mid Sussex



## Appendix 2 – Sites rejected at Stage 1 Assessment

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
2	Land north of Highfield Drive, Hurstpierpoint	Red	Green	Green	Green	Yellow	Red	Green	Red	Site is unavailable as being promoted for residential development and would likely have a negative impact upon the Conservation Area.
3	Land adjoining Acacia Cottage, 151 Crawley Down Road, Felbridge	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that this site is unavailable for Gypsy and Traveller accommodation.
4	Pasture Wood, Hophurst Lane, Crawley Down	Red	Yellow	Green	Green	Green	Green	Red	Red	Not available or achievable. Recent history of promotion for residential development. Would require demolition of residential property, likely to render development of Gypsy and Traveller accommodation unviable.
5	Land off Coos Lane, Handcross	Red	Green	Green	Green	Red	Green	Green	Red	Unavailable for Gypsy and Traveller accommodation as being pursued alongside adjacent land for residential development through Slaugham Neighbourhood Plan. Safe access not achievable on this site (as a standalone site).
6	Land at Wheatsheaf Lane, Cuckfield	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
7	Floran Farm, Hophurst Lane, Crawley Down	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
8	Land west of Kemps, Hurstpierpoint	Red	Green	Green	Green	Yellow	Green	Green	Red	Site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.
11	Land south of Copthorne Road, Felbridge	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.
12	Land to rear of Dunnings Mill Sports Club Dunnings Rd, East Grinstead	Yellow	Yellow	Green	Red	Green	Green	Red	Red	Site is vulnerable to flooding. Mitigation to resolve flooding likely to severely impact on viability for Gypsy and Traveller use.
13	Vintens Nursery, Oldlands Avenue, Balcombe	Red	Red	Green	Green	Yellow	Yellow	Red	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation. Site delivery costs likely to be unviable given remediation of former landfill use. Site is also heavily wooded, including tracts of ancient woodland.
14	Land at Stairbridge Lane, Bolney	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
16	Glebe Farm, Haywards Heath Road, Balcombe	Red	Green	Green	Green	Red	Yellow	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation. Significant works also required to gain safe access that appears unlikely to be achieved.
18	Land south of Redbridge Lane at junction with London Road, Balcombe	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
19	Land south of Sunte House, Birchen Lane, Haywards Heath	Red	Green	Green	Green	Green	Red	Green	Red	Site is being actively promoted for residential development therefore is not available for Gypsy and Traveller accommodation.
20	Land east of Birchen Lane, Haywards Heath	Red	Yellow	Green	Green	Red	Green	Green	Red	This site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation. Access would require third party land and is unlikely to be feasible for Gypsy and Traveller accommodation.
22	Land south of Oldlands Avenue, Balcombe	Red	Yellow	Green	Green	Yellow	Yellow	Red	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation. Potential cost of bringing site forward for Traveller site given former landfills use thought prohibitively high.
23	Land north of Oaklands, Sayers Common	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.
25	Land east of Coopers Close, Burgess Hill	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.
26	Land north of 149 College Lane, Hurstpierpoint	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that this site is unavailable for Gypsy and Traveller accommodation.
28	Crawley Down Nurseries, Turners Hill Road, Crawley Down	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.
29	Land off Polestub Lane, Cuckfield	Yellow	Green	Green	Green	Red	Green	Red	Red	Access is severely constrained and not considered viably achievable for Gypsy and Traveller accommodation.
30	Land south of Manor Drive, Cuckfield	Red	Green	Green	Green	Red	Red	Green	Red	Site not considered available or viable. Proposed for residential allocation within Cuckfield Neighbourhood Plan. Access would be via Tower House Close which is a private road, unlikely to be made available for Gypsy and Traveller accommodation.
31	Land north of Tower House Close, Cuckfield	Yellow	Green	Green	Green	Red	Green	Green	Red	Access would be via Tower House Close which is a private road and unlikely to be made available for Gypsy and Traveller accommodation.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
33	Land west of Truggers, Handcross	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
34	Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	Red	Yellow	Red	Green	Green	Green	Red	Red	Site is in viable business use and is considered unavailable and unachievable for Gypsy and Traveller accommodation. Land allocated in Mid Sussex Local Plan for commercial use (Policy AW2). This policy is proposed to be saved upon adoption of the emerging District Plan.
35	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner has confirmed that this site is not available for Gypsy and Traveller accommodation.
36	Land opposite Newlands, London Road, Balcombe	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Red	Known issues with stability of land highly likely to make development for Gypsy and Traveller accommodation prohibitively expensive.
38	Pease Pottage Nurseries, Brighton Road, Pease Pottage	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
39	Land to rear of Aymers, London Road, Sayers Common	Yellow	Green	Green	Green	Red	Yellow	Red	Red	Access unavailable and unlikely to be viable to achieve for Gypsy and Traveller accommodation.
41	Acacia Grove, Copthorne Road, Copthorne	Red	Green	Green	Green	Green	Green	Red	Red	Site in viable commercial use and is considered unavailable and unachievable for Gypsy and Traveller accommodation.
43	Land adjacent to 2 Dirty Lane, Ashurst Wood	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation. Subject to access constraints, particularly for large vehicles.
44	Springhill, Beeches Lane, Ashurst Wood	Red	Yellow	Green	Green	Yellow	Green	Green	Red	This site is being promoted for residential development through the Ashurst Wood Neighbourhood Plan and is unavailable for Gypsy and Traveller accommodation.
45	Land to the rear of 1-33 Broadfield, West Hoathly	Yellow	Yellow	Green	Green	Red	Green	Red	Red	Access would require the demolition of an existing residential property likely to render site unviable for Gypsy and Traveller use.
46	Land adjacent to Cookhams, south of Top Road, Sharpthorne	Red	Yellow	Green	Green	Green	Green	Green	Red	Site is not available - this site is being considered as a potential housing site allocation within the West Hoathly Parish Neighbourhood Plan.
47	Land at Kents Farm, Malthouse Lane, Burgess Hill	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
48	Land south of Furzeland Way, Sayers Common	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
49	Old Vicarage Field, Church Road, Turners Hill	Red	Yellow	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.
50	The Island Site, Tilgate Forest Lodge, Old Brighton Road, Pease Pottage	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
52	Land at Hill Place Farm, East Grinstead	Red	Yellow	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
53	Land east of Stuart Way, East Grinstead	Yellow	Yellow	Green	Green	Red	Green	Red	Red	Gaining access would require the demolition of at least one residential property or a block of garages. Likely to make site unviable for Gypsy and Traveller accommodation.
54	Extension to Fairplace Hill Caravan Site, Fairbridge Way Burgess Hill	Red	Green	Green	Red	Green	Green	Red	Red	Site is unavailable for expansion as being redeveloped with suitable provision being made elsewhere.
56	Horsgate Caravan Site, Hanlye Lane Cuckfield	Red	Green	Green	Green	Green	Green	Green	Red	Existing Gypsy and Traveller site. The site is not available for expansion.
57	Extension of Walstead Caravan Site, East Mascall Lane	Red	Green	Green	Green	Green	Green	Green	Red	Existing Gypsy and Traveller site. The site is not available for expansion.
58	Highfields, Brighton Road, Warninglid	Red	Green	Green	Green	Green	Green	Green	Red	Under multiple ownership. Verbal representations received on behalf of one of the site owners for non-Gypsy and Traveller residential development. However no direct representation received from any of the landowners. Site considered unavailable.
59	Pitts Head (Woodside Park), London Road, Warninglid	Red	Yellow	Green	Green	Green	Green	Green	Red	Site is unavailable. Contact has been established with the landowner through their land agent but no interest in future development.
63	Marylands Nursery site, Cowfold Road, Bolney	Red	Green	Green	Green	Green	Green	Green	Red	Site is unavailable. Contact has been established with the landowner through their land agent but no interest in future development.
66	Land north of Faulkners Way, Burgess Hill	Red	Green	Red	Green	Yellow	Green	Green	Red	Unavailable. Land allocated in Mid Sussex Local Plan for residential development (Policy BH6), a policy proposed to be saved upon adoption of the emerging District Plan.
67	Land at Whitemans Green, Cuckfield	Red	Green	Green	Green	Yellow	Green	Green	Red	The landowner has confirmed that this site is not available for Gypsy and Traveller accommodation.
68	Land at St. Martin Close, Handcross	Red	Green	Green	Green	Green	Green	Green	Red	Unavailable for Gypsy and Traveller accommodation as proposed residential allocation within Slaugham Neighbourhood Plan.
69	Land south of Hammerwood Road, Ashurst Wood	Red	Yellow	Green	Green	Green	Green	Green	Red	Unavailable for Gypsy and Traveller accommodation as being proposed for

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
										residential allocation through Ashurst Wood Neighbourhood Plan
70	Land north of the A264 at Junction 10 of M23, Nr Copthorne									Confirmed that site unavailable for Gypsy and Traveller accommodation.
71	Penland Farm, Haywards Heath									Site with planning application for residential development therefore unavailable for Gypsy and Traveller accommodation.
73	Land at Worsted Farm, East Grinstead									It is not considered that a suitable, viable access point can be achieved for a Gypsy and Traveller site. Site is also bounded by woodland, much of which is classed as Ancient Woodland.
74	Land north of Top Road, Sharpthorne									Landowner is known and has been contacted but no expression of interest received to bring site forward for Gypsy and Traveller accommodation.
75	Land east of Portsmouth Wood Close, Lindfield									Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
77	Aurora Ranch Caravan Park, London Road, Bolney									Landowner is known and has been contacted but no expression of interest received to bring site forward for Gypsy and Traveller accommodation.
78	Pine Lodge and Pine Cottage, London Road, Bolney									It is not considered that the development of this site for Gypsy and Traveller accommodation would be viable given it would require the demolition of existing residential properties on the site.
80	Land west of Brighton Road, Hassocks									Not considered suitable or achievable due to lack of safe road access.
82	Land at Coombe Hill Road, East Grinstead									Access would require third party consent to gain access from private road. Highly unlikely that such consent would be granted for use of the site as Gypsy and Traveller accommodation.
84	Land east of Hophurst Hill (opposite Felbridge Nursery), Hophurst Hill, Crawley Down									Site severely constrained by lack of safe access, flood zones and ancient woodland. Site not considered suitable or a viable option for development.
85	Land north of Riseholme, Broad Street. Cuckfield									This site is being actively promoted for residential development therefore is unavailable for Gypsy and Traveller accommodation.
87	Castle Field, Cinder Hill, Horsted Keynes									Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation. Considered that significant engineering required to gain suitable/ safe access that would render site unviable.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
88	Jefferys Farm (Farm buildings), Horsted Keynes	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
89	Ludwell Field adj Keysford and Sugar Lane, Horsted Keynes	Red	Yellow	Green	Green	Red	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation. Not considered that safe/suitable access could be achieved
90	Jeffreys Farm, (Front field, 'Village field'), Horsted Keynes	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
92	Land at Geers Nursery, Brighton Road, Hurstpierpoint	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller Accommodation.
94	East of High Beech Lane, Haywards Heath	Yellow	Yellow	Green	Green	Red	Green	Red	Red	Site is unsuitable due to severe access issues with no feasible solution at present.
95	Spring Lane, Lindfield	Yellow	Yellow	Green	Green	Red	Yellow	Green	Red	Not considered suitable as safe access cannot feasibly be achieved.
98	The Oaks Centre, Junction Road, Burgess Hill	Red	Green	Red	Green	Green	Green	Red	Red	This site is in viable business use and not considered available for Gypsy and Traveller accommodation. Land also allocated in Mid Sussex Local Plan for residential development (Policy BH2). This policy is proposed to be saved on adoption of the emerging District Plan.
99	Land south of Crawley Down Road, Felbridge	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller Accommodation.
100	Land rear of 17-47 Crawley Down Road, Felbridge	Red	Yellow	Green	Green	Red	Green	Red	Red	Not considered that suitable access could feasibly be gained to site for Gypsy and Traveller Accommodation as would require demolition of a property. Site is being actively promoted for residential development.
101	Land at the Ham, Hassocks	Red	Green	Green	Green	Yellow	Green	Green	Red	Site is being actively promoted for residential housing development and is unavailable for Gypsy and Traveller accommodation.
102	Land to East of Polestub Lane, Cuckfield	Yellow	Green	Green	Green	Red	Green	Red	Red	Access is unsuitable and would require works considered prohibitively expensive to bring forward.
103	Middle Lodge and land to south, Lindfield Road, Ardingly	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner has confirmed that this site is not available for Gypsy and Traveller Accommodation.
104	Land at Hunters Moon, Old Brighton Road South, Pease Pottage	Red	Green	Green	Green	Green	Green	Yellow	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received. In addition, land has been recently promoted as part of a proposal for a strategic residential development.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
105	Land north of Hill Place Farm and south of Worth Way, East Grinstead	Red	Yellow	Green	Green	Yellow	Green	Green	Red	The position of the landowner is known and the site is not available for any development.
106	Woodhurst Farmhouse, Old Brighton Road, Pease Pottage	Red	Green	Green	Green	Green	Green	Yellow	Red	Landowner has confirmed that this site is not available for Gypsy and Traveller Accommodation. Development would also harm the AONB setting that would need to be balanced against the overall need for Gypsy and Traveller accommodation. In addition, the viability of such development at this location would require further investigation.
107	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	Red	Green	Green	Green	Green	Yellow	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller Accommodation.
109	Tanyards Field, Tanyard Lane, Staplefield	Red	Green	Green	Green	Yellow	Red	Green	Red	Development of this site would have a severe impact on the Conservation Area that could not be resolved with mitigation. Site is also being promoted for residential development through Ansty and Staplefield Neighbourhood Plan and is unavailable for Gypsy and Traveller accommodation.
110	Land south of Edinburgh Way, East Grinstead	Red	Yellow	Green	Green	Green	Green	Green	Red	Site unavailable. Being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.
111	Golf Club Driving Range, Horsham Road, Pease Pottage	Red	Yellow	Green	Green	Green	Green	Green	Red	Site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.
112	Land at Coombe Farm, London Road, Sayers Common	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
113	Land at Wychwood, Turners Hill Road, Crawley Down	Red	Yellow	Green	Green	Green	Green	Red	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation. Not considered achievable given current residential use of the site and impact this would have upon scheme viability.
115	Land adjacent to the Haven Centre, Hophurst Lane, Crawley Down	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
117	Land south of Hazel Close, Crawley Down	Red	Yellow	Green	Green	Green	Green	Green	Red	Site being actively promoted for residential development therefore unavailable and unviable for Traveller use.
118	Land at Hurst Wickham, Hurstpierpoint	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller Accommodation.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
120	Land off West Hoathly Road, East Grinstead	Red	Yellow	Green	Green	Green	Green	Green	Red	Landowner has confirmed that this site is unavailable for Gypsy and Traveller accommodation.
121	Land to the rear of 60a-78 Folders Lane, Burgess Hill	Red	Green	Green	Green	Red	Green	Green	Red	Site is not considered available as it is being actively pursued for residential development. Access is severely restricted for Gypsy and Traveller accommodation.
122	Mount Pleasant Nursery, Cansiron Lane, Ashurst Wood	Red	Yellow	Green	Green	Red	Green	Red	Red	Access does not appear suitable and would not be achievable without third party land. This site is also being promoted for residential development through the Ashurst Wood Neighbourhood Plan therefore is unavailable for Gypsy and Traveller accommodation.
125	Land south of Snow Hill Road, Crawley Down	Yellow	Green	Green	Green	Red	Green	Red	Red	Site does not appear viable to achieve due to scale of works required to gain safe access.
126	Land at Winch Well, Crawley Down	Red	Yellow	Green	Green	Green	Green	Red	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
127	Land at Birch Grove Road/ Danehill Lane, Horsted Keynes	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
128	Pease Pottage Golf Course, Horsham Road, Pease Pottage	Red	Yellow	Green	Green	Red	Green	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
129	Land north of Kingsland Laines, Sayers Common	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Site is unavailable as being promoted for residential development.
130	Land to the north of Shepherds Walk, Hassocks	Yellow	Green	Green	Red	Green	Green	Red	Red	Access point is via a flood zone at the western end. Junction improvements would also be required to gain safe access. Site preparation costs are judged to be at a level that prohibits this site to come forward for Gypsy and Traveller Accommodation.
131	Land to the north of Glebe Road, Cuckfield	Yellow	Green	Green	Green	Red	Green	Green	Red	Access would need to be gained via Polestub Lane to the west of the site which is severely constrained and considered not viably achievable for Gypsy and Traveller accommodation.
132	Land to the north/east of Burgess Hill	Yellow	Yellow	Green	Green	Red	Green	Red	Red	To gain access to this site would involve the demolition of at least one residential property along Janes Lane. Access is considered unavailable and would not be viable to achieve.
133	Land at Little Park Farm, north of Hurstpierpoint	Red	Yellow	Green	Green	Yellow	Yellow	Green	Red	Site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
135	Boyles Farm, East Grinstead	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that this site is unavailable for Gypsy and Traveller accommodation.
136	Little London, Selsfield Road, Ardingly	Red	Yellow	Green	Green	Green	Yellow	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
137	Land east of High Street, Ardingly	Yellow	Yellow	Green	Green	Red	Red	Red	Red	Considered unsuitable given likely impact on Conservation Area, lack of access and not achievable given need to demolish property to gain access.
139	Hurstwood Place, Hurstwood Lane, Haywards Heath	Red	Green	Green	Green	Green	Green	Green	Red	Landowner has confirmed that site is not available for Gypsy and Traveller accommodation.
140	Land to the north of Handcross	Red	Green	Green	Green	Green	Green	Green	Red	Site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.
142	Land east of Paynesfield, Bolney	Yellow	Green	Green	Green	Yellow	Yellow	Red	Red	Access will require either demolition of an existing residential property or reliance on adjacent site that the landowner has expressed no interest in bringing forward for Gypsy and Traveller accommodation. Not considered viable to demolish residential property.
143	Land north of Ryecroft Road, Bolney	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.
144	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill	Red	Green	Green	Green	Yellow	Green	Green	Red	This site is being promoted for residential development therefore unavailable for Gypsy and Traveller accommodation.
146	Land Adjacent to Packway House, Bolney	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed site is not available for Gypsy and Traveller accommodation.
148	Land opposite Queens Head, Bolney	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed that the site is not available for Gypsy and Traveller accommodation.
149	11 Manor Drive, Cuckfield.	Red	Green	Green	Green	Red	Green	Red	Red	Not considered suitable as would need to gain access via Manor Drive, a private road which is considered unlikely. Site also has hope value for residential development.
150	Land rear of 'Mulberry Gate', Copthorne Road, Felbridge	Red	Yellow	Green	Green	Yellow	Green	Green	Red	Site is being actively promoted for residential development as is not available for Gypsy and Traveller accommodation.
153	Land east of Whitemans Green, Cuckfield	Yellow	Green	Green	Green	Red	Yellow	Red	Red	Site is not suitable as access is severely constrained for Gypsy and Traveller accommodation purposes.
155	Land east of Borde Hill Lane, Haywards Heath	Red	Green	Green	Green	Yellow	Yellow	Green	Red	Landowner has confirmed that this site is unavailable for Gypsy and Traveller accommodation.

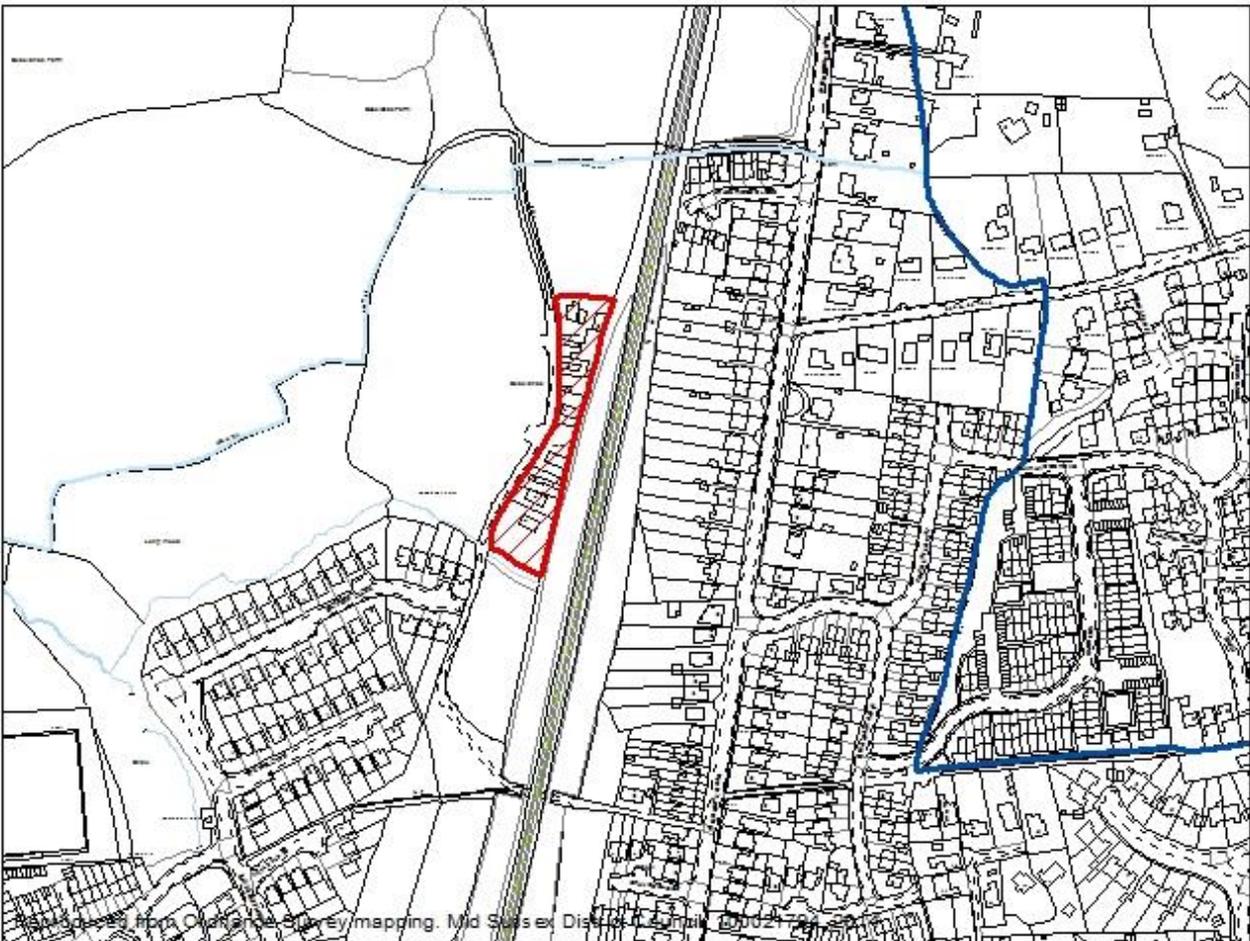
ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
156	Land south of Folders Lane and east of Keymer Road, Burgess Hill	Yellow	Green	Green	Green	Yellow	Green	Red	Red	Not considered suitable due to lack of access and need for third-party land to bring site forward.
157	Crawley Down Garage and Parking Site, Snow Hill, Crawley Down	Red	Yellow	Green	Green	Green	Green	Red	Red	Site is unavailable. Currently in use as a viable airport parking business.
158	Land south of Janes Lane, Burgess Hill	Red	Green	Green	Green	Green	Green	Green	Red	Site owner has stated site is unavailable for any development.
160	Wintons Farm, Folders Lane, Burgess Hill	Yellow	Green	Green	Green	Yellow	Green	Red	Red	Development of site would need to absorb cost of demolition/ impact on host property as well as cost of infilling man-made lake. Likely to render use of site for Gypsy and Traveller accommodation unviable.
161	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	Red	Yellow	Green	Yellow	Yellow	Green	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
162	Land at and including 127 Cants Lane, Burgess Hill	Yellow	Yellow	Green	Green	Red	Green	Red	Red	Reliance on third party land for access unlikely to render site viable.
163	Land at Gamblemead Lane, Foxhill, Haywards Heath	Red	Yellow	Green	Yellow	Green	Green	Green	Red	Landowner has confirmed that this site is not available for Gypsy and Traveller accommodation.
164	Land at junction of Snow Drop Lane / Bedales Hill	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner has confirmed that this site is not available for Gypsy and Traveller accommodation.
165	Former sewage works, west of Copthorne.	Yellow	Green	Green	Yellow	Red	Green	Red	Red	Site preparation judged to be prohibitively high given high potential for contamination and lack of access.
166	Land east of Fairlight Lane, Holtze Road, East Grinstead	Yellow	Yellow	Green	Yellow	Red	Green	Green	Red	Access is severely constrained and is not considered feasible to achieve.
167	Land south of Pease Pottage	Red	Yellow	Yellow	Green	Yellow	Green	Green	Red	Site is in active use as a recreation ground / football ground and unavailable for use as Gypsy and Traveller accommodation. Site also identified as 'High Value' recreation space in MSDC Open Space Assessment.
169	West Hoathly Station Goods Yard, Station Road, Sharpthorne	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner has been contacted but no interest in bringing site forward for Gypsy and Traveller accommodation received. Within West Hoathly Neighbourhood Plan as potential allocation for a halt for the Bluebell Heritage Railway.
171	Land east of Beeches Lane, Ashurst Wood	Yellow	Yellow	Green	Green	Red	Green	Green	Red	Lack of safe access render site unsuitable for allocation for Traveller site.
172	Land between Lodgelands and Standgrove Place, College Lane, Ardingly	Red	Yellow	Green	Green	Green	Green	Red	Red	Site is being actively promoted for residential development and is unavailable for Gypsy and Traveller accommodation.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
174	Land at Haven Sports Centre (rear section), Crawley Down	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
176	Land northeast of Woods Hill Lane, Ashurst Wood	Yellow	Green	Green	Green	Red	Green	Red	Red	Unsuitable for vehicular access - access is only available via a narrow unmade track which appears to be private.
177	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	Red	Green	Green	Green	Yellow	Green	Green	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation.
178	The Blenheims, Keymer Road, Burgess Hill	Red	Green	Green	Green	Yellow	Green	Red	Red	Site is being actively promoted for residential development. Hope value for residential development and impact on value/ demolition of host property renders site unviable for Gypsy and Traveller accommodation.
181	Land rear of Withypitts, Selsfield Road, Turners Hill	Yellow	Green	Green	Green	Red	Green	Red	Red	Works required to gain access via track and cost of overcoming third party access issues would render site unviable for Gypsy and Traveller accommodation.
182	Batchelors Farm, Keymer Road, Burgess Hill	Red	Green	Green	Green	Green	Green	Green	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation.
183	Land at Ansty Farm, Cuckfield Road, Ansty (southern parcel)	Red	Green	Green	Green	Yellow	Green	Green	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation. Site is also being promoted for residential development through Ansty and Staplefield Neighbourhood Plan.
184	Land at Turrets, Malthouse Lane, Burgess Hill	Red	Green	Yellow	Yellow	Green	Green	Green	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation. Site also identified as 'High Value' recreation space in MSDC Open Space Assessment.
185	Land south of Warninglid Primary School, Slaugham Lane, Warninglid	Red	Green	Green	Green	Yellow	Green	Green	Red	Landowner is known and has been contacted but no expression of interest to bring site forward for Gypsy and Traveller accommodation has been received.
186	Land at Bolney Road, Ansty	Red	Green	Green	Green	Yellow	Green	Yellow	Red	This site is being promoted for residential development through Ansty and Staplefield Neighbourhood Plan and the landowner has confirmed it is unavailable for Gypsy and Traveller accommodation.
187	Land at Little Orchard, Cuckfield Road, Ansty	Red	Green	Green	Green	Yellow	Green	Yellow	Red	This site is being promoted for residential development through Ansty and Staplefield Neighbourhood Plan and the landowner has confirmed it is unavailable for Gypsy and Traveller accommodation.
188	Challoners, Cuckfield Road, Ansty	Red	Green	Green	Green	Yellow	Green	Yellow	Red	This site is being promoted for residential development through Ansty and Staplefield Neighbourhood Plan and the landowner has confirmed it is unavailable for Gypsy and Traveller accommodation.

ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
189	Land south of Freefold, Horsham Road, Handcross	Yellow	Green	Green	Green	Red	Green	Green	Red	No suitable vehicle access to site.
190	Land west of Dirty Lane, Ashurst Wood	Red	Yellow	Green	Green	Red	Green	Red	Red	This site is being promoted for residential development through the Ashurst Wood Neighbourhood Plan and is unavailable for Gypsy and Traveller accommodation.
191	Bluebell Woodland, Sharpthorne	Yellow	Yellow	Green	Green	Red	Green	Green	Red	Access would need to be gained via a narrow unmade track. This is unadopted and there is a high probability that third party land would be required to gain access.
192	Land at Ansty Farm, Cuckfield Road, Ansty (northern parcel)	Red	Green	Green	Green	Yellow	Green	Yellow	Red	The landowner has confirmed that this site is not available for Gypsy and Traveller accommodation (being promoted through Ansty and Staplefield Neighbourhood Plan).
193	Holly Bank, Deaks Lane, Ansty	Red	Green	Green	Green	Green	Green	Green	Red	This site is being promoted for residential development through Ansty and Staplefield Neighbourhood Plan and is unavailable for Gypsy and Traveller accommodation.
194	Land south of Barn Cottage, Ansty	Red	Green	Green	Green	Green	Green	Green	Red	This site is being promoted for residential development through Ansty and Staplefield Neighbourhood Plan and is unavailable for Gypsy and Traveller accommodation.
197	Land north of Wickham Way, Haywards Heath	Yellow	Yellow	Green	Green	Red	Green	Red	Red	Not suitable or viable as access would require access over third party land.
198	Land to the north of Leylands Road, Burgess Hill	Red	Yellow	Yellow	Green	Yellow	Green	Red	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation. Site is wholly within an SNCI and provides only suitable access point to transport mobile homes to the existing Bedelands Traveller site to the north. Yield from developable area not considered viable.
199	Land at junction of York Road/ Jane Murray Way, Burgess Hill	Red	Green	Red	Green	Green	Green	Green	Red	Site is allocated for the development of community buildings in the Mid Sussex Local Plan (Policy BH24), proposed to be saved upon adoption of the District Plan.
200	Land opposite Coulstock Road, Burgess Hill	Red	Green	Yellow	Green	Green	Green	Green	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation. Site identified as of 'high value' in the MSDC Open Space Assessment.
201	Land north of Eastlands Farmhouse, Malthouse Lane, Hurstpierpoint	Red	Green	Yellow	Green	Yellow	Green	Red	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation. Identified as of 'high value' in the MSDC Open Space Assessment.
202	Field south and east of Eastlands Farm, Malthouse Lane, Hurst	Red	Green	Yellow	Green	Yellow	Green	Green	Red	Confirmed that site unavailable for Gypsy and Traveller accommodation. Identified as of 'high value' in the MSDC Open

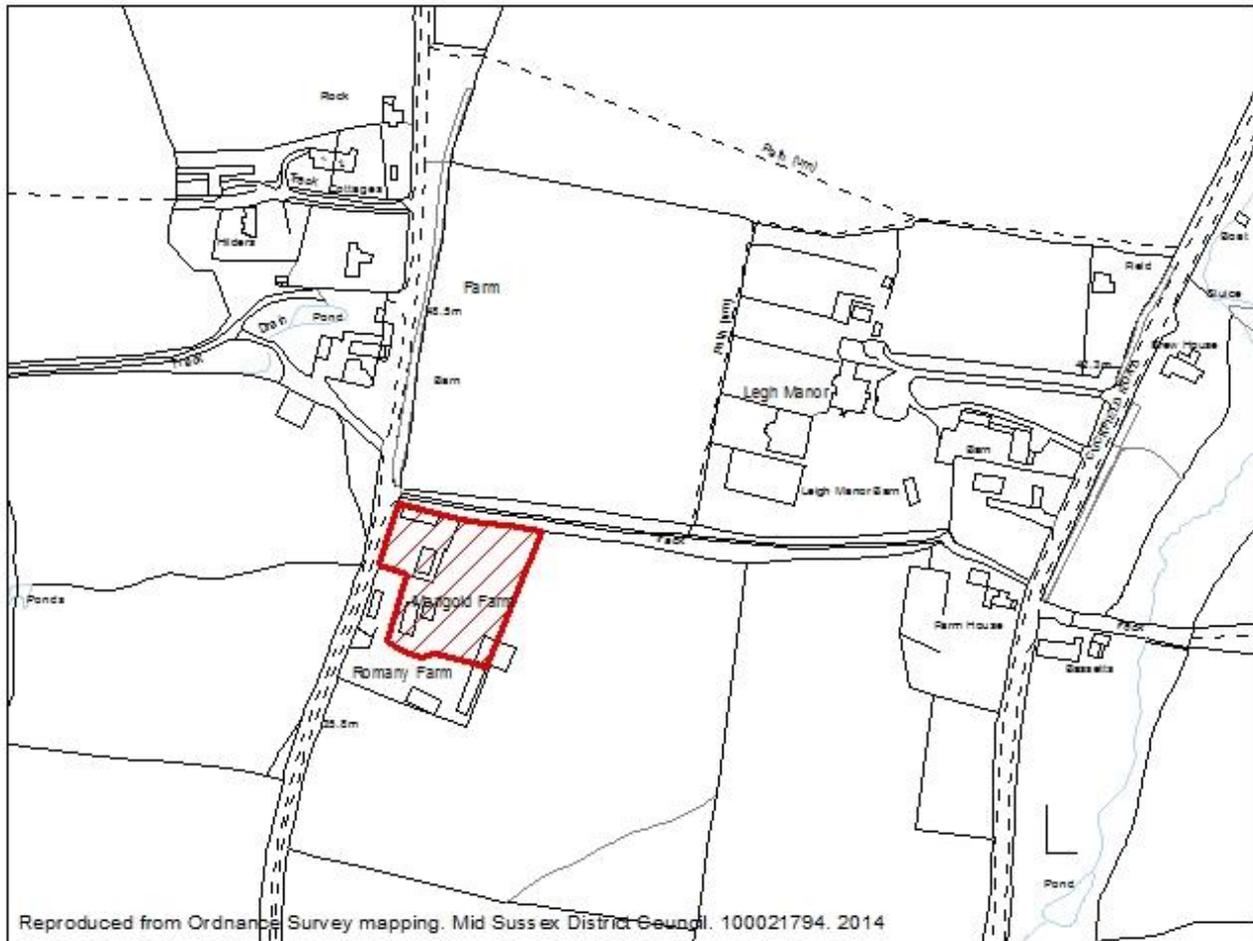
ID	Address	Available	Environmental	Alternative Designations	Significant Flood Risk	Road Access	Archaeology and the built environment	Initial viability assessment	Stage 2 Assessment?	Reason for rejection
										Space Assessment.
203	Land south of Burgess Hill Burial Ground, Hurstpierpoint									Confirmed that site unavailable for Gypsy and Traveller accommodation. Identified as of 'high value' in the MSDC Open Space Assessment.
204	Land to the south of Leylands Road, Burgess Hill									Confirmed that site unavailable for Gypsy and Traveller accommodation. Not suitable or achievable. Wholly within a SNCI and allocated in Local Plan as Informal Open Space (BH21), and for a long stay commuter car park (BH16) - polices proposed to be saved on adoption of the District Plan
205	Land to the east of Hurstwood Lane, Haywards Heath									Confirmed that site unavailable for Gypsy and Traveller accommodation. The site is also identified as of 'high value' open space in the MSDC Open Space Assessment.
208	Land west of Valebridge Road, Burgess Hill									Confirmed that site unavailable for Gypsy and Traveller accommodation. Site within an SNCI and provides only suitable access point to transport mobile homes to the existing Bedelands Traveller site to the north.
209	Land at Hurst Farm, Haywards Heath									Confirmed that site unavailable for Gypsy and Traveller accommodation. Allocated within Mid Sussex Local Plan as Informal Open Space (HH20). Whilst not proposed to be saved upon adoption of the emerging District Plan, land sought to be allocated as part of a 'green corridor' in Neighbourhood Plan.
210	Land east of Haywards Heath Relief Road									Confirmed that site unavailable for Gypsy and Traveller accommodation. Allocated within Mid Sussex Local Plan as Informal Open Space (HH20). Whilst not proposed to be saved upon adoption of the emerging District Plan, land sought to be allocated as part of a 'green corridor' in Neighbourhood Plan. Considerable doubt regarding viability of development for Gypsy and Traveller accommodation.

## Appendix 3 – Sites rejected at Stage 2 Assessment

<b>Site reference</b>	55	<b>Site Area (ha)</b>	0.4
<b>Site address</b>	Extension of Bedelands Caravan Site, Valebridge Way Burgess Hill		
			
<b>Site description</b>			
Existing Traveller site (10 pitches). Site is privately owned but Mid Sussex District Council are the leaseholder. Linear layout. Brighton main railway line adjacent to east of site. Fairly well enclosed with degree of separation from residential area to southwest of site. Area of open land to west used as grazing for horses. Area of land immediately to north of site used with outbuildings and play equipment appearing in connection with the existing site. Beyond this, land to north of site Bedelands Nature Reserve. The area is semi-rural in character.			
<b>Source</b>			
<b>Current unauthorised:</b> ×		<b>Housing Supply Document:</b> ×	
<b>Current authorised:</b> ✓		<b>Public Owned Land:</b> ×	
<b>Current authorised (temporary):</b> ×		<b>Call for sites:</b> ×	
<b>Planning history</b>			
Lengthy planning history associated with its current (authorised) use as a Traveller site. No history seeking expansion.			
<b>Availability conclusion</b>			
Existing Gypsy and Traveller site. Considerable uncertainty whether the site and adjacent land can or will be made available for expansion.			
<b>Accessibility</b>			
<b>Day to day needs accessibility overall conclusion</b> (GP/Convenience store / primary school)		Good	
<b>Public transport accessibility overall conclusion</b> (distance to bus stop / service level)		Good	
<b>Accessibility conclusion</b>			
Site is well placed and easily accessible to local services and public transport.			

<b>Road access</b>	
Safe access already exists although access for the delivery of mobile homes reliant on grassland to the south via Leylands Road.	
<b>Landscape impact</b>	
Existing Traveller accommodation. Relatively well contained site in terms of wider view shed.	
<b>Suitability conclusion</b>	
Existing Gypsy and Traveller accommodation. Sustainably located and relatively well contained site in landscape terms.	
<b>Achievability</b>	
No exceptional development constraints needing to be overcome that would severely impact upon viability.	
<b>Conclusion</b>	
This site performs well against the Sustainability Appraisal. Existing Gypsy and Traveller accommodation. Sustainably located and relatively well contained site with. However, there is considerable uncertainty whether the site and adjacent land can or will be made available for expansion. Very limited capacity for expansion within best practice guidelines given size of existing site.	
<b>Potential yield:</b>	
<b>1 – 5 years</b>	0 pitches
<b>6 – 10 years</b>	0 pitches
<b>10 – 15+ years</b>	0 pitches

<b>Site reference</b>	60	<b>Site Area (ha)</b>	1
<b>Site address</b>	<b>Marigold Farm Caravan Site, Bishopstone Lane, Ansty</b>		



**Site description**

Site consists of two pitches, one authorised and one unauthorised but tolerated. Well enclosed from surroundings enclosed by natural screening, hard landscaping and built form. Access can be gained from Bishopstone Lane. Site is immediately adjacent to a residential dwelling to the south with a further residential dwelling located to the north. There are commercial premises to the south (note site visit made from adjacent public highway).

**Source**

<b>Current unauthorised:</b> ✓	<b>Housing Supply Document:</b> ×
<b>Current authorised:</b> ✓	<b>Public Owned Land:</b> ×
<b>Current authorised (temporary):</b> ×	<b>Call for sites:</b> ×

**Planning history**

Authorised site granted permission under 01/02073/FUL for one caravan. Long planning history with site, including planning enforcement, regarding stationing of caravan. No relevant planning history beyond 2001 including any enforcement action. Additional caravan on site is unauthorised but tolerated.

**Availability conclusion**

Unknown whether this existing site is available for expansion.

**Accessibility**

<b>Day to day needs accessibility overall conclusion</b> (GP/Convenience store / primary school)	Poor
<b>Public transport accessibility overall conclusion</b> (distance to bus stop / service level)	Poor

**Accessibility conclusion**

Very poor. The site is remote and disconnected from all basic services including public transport.

**Road access**

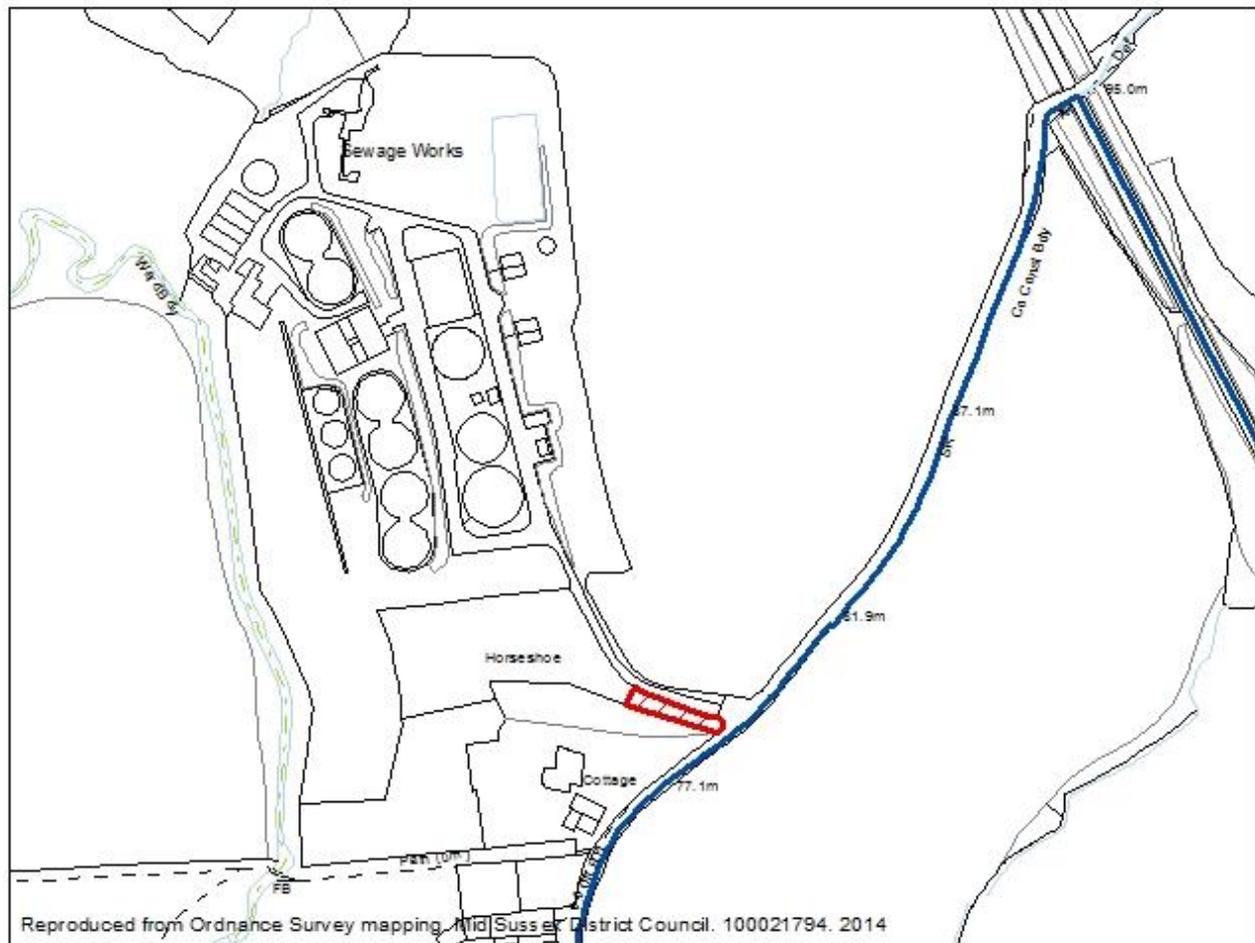
Safe highway access already exists to the site.

**Landscape impact**

Site is well enclosed from surroundings being well enclosed by both natural screening, hard landscaping and built

form.	
<b>Suitability conclusion</b>	
Unsuitable site given remote and unsustainable location, heightened by a lack of access to public transport. Lack of relationship with any settlement would not assist in the integration with existing communities.	
<b>Achievability</b>	
No exceptional development constraints needing to be overcome.	
<b>Conclusion</b>	
This site does not perform well against Sustainability Appraisal. It is an unsuitable site given unsustainable location. Whilst there may be scope in principle to expand this site in a very limited manner, it is very poorly located in terms of access to everyday needs and public transport. Site also has no relationship with any settlement therefore would not integrate with existing communities.	
<b>Potential yield:</b>	
<b>1 – 5 years</b>	0 pitches
<b>6 – 10 years</b>	0 pitches
<b>10 – 15+ years</b>	0 pitches

<b>Site reference</b>	61	<b>Site Area (ha)</b>	0.4
<b>Site address</b>	Little Clonking, Luxfords Lane, Ashurst Wood		



**Site description**

Irregular shaped site containing one static mobile home and one caravan. Timber shed adjacent to the mobile home used as ancillary accommodation. Area of hard standing, enclosed by close boarded fencing and wire mesh fencing (adjacent grassed paddock to the west also within ownership of site owner, separated from the area containing the caravans by a close boarded fence). To north of site is access road to adjacent sewage treatment works screened by trees to open countryside beyond. To the east is Luxfords Lane with fields beyond. To the south is a close board fence on the boundary with the garden of adjacent residential property (Horseshoe Cottage) set at a lower level. Fairly well enclosed site. The area is rural in character within the High Weald Area of Outstanding Natural Beauty.

**Source**

<b>Current unauthorised:</b> x	<b>Housing Supply Document:</b> x
<b>Current authorised:</b> x	<b>Public Owned Land:</b> x
<b>Current authorised (temporary):</b> ✓	<b>Call for sites:</b> x

**Planning history**

Granted planning permission under 12/01141/COU for the retention of the use of the land for the stationing of 1 mobile home and 1 touring caravan under gypsy status. Retention of one amenity building. Permission is temporary (for two years) for the current occupier and their dependents only. However, the use of the site was considered to compromise the objectives of preserving the character and appearance of the Area of Outstanding Natural Beauty. Expires May 2015. Various applications submitted on land adjacent to site (for change of use from agricultural to domestic / equestrian use) refused and upheld on appeal. Enforcement action has been taken on this site in the past with on-going enforcement interest in the site.

**Availability conclusion**

It is unknown whether this site is available for permanent retention or expansion.

<b>Accessibility</b>	
<b>Day to day needs accessibility overall conclusion</b> (GP/Convenience store / primary school)	Poor
<b>Public transport accessibility overall conclusion</b> (distance to bus stop / service level)	Poor
<b>Accessibility conclusion</b>	
The site is remote and disconnected from the built-up-area of East Grinstead where essential services and facilities are present. In addition, access to public transport is poor being some distance to bus stops on Lewes Road along a windy, narrow road with no footways.	
<b>Road access</b>	
Access already available to site.	
<b>Landscape impact</b>	
It is considered that the site already causes significant landscape harm as it does not conserve or enhance the natural beauty of the Area of Natural Beauty landscape. The introduction of additional caravans is likely to cause further harm to the AONB setting.	
<b>Suitability conclusion</b>	
The continued use of the site or introduction of additional caravans would cause further harm to the AONB setting. The site is also not particularly sustainably located site, being some distance to local services and is disconnected. The site is not fully serviced by electricity or foul water drainage. There is conflict with existing planning policy given the demonstrable negative impact this site has had upon neighbouring amenities without any obvious means of mitigation.	
<b>Achievability</b>	
No exceptional constraints needing to be overcome.	
<b>Conclusion</b>	
This site does not perform well against the Sustainability Appraisal. The continued use of the site or introduction of additional caravans would cause further harm to the AONB setting. The site is also not particularly sustainably located site, being some distance to local services and is fairly disconnected. The site is not fully serviced by electricity or foul water drainage. There is conflict with existing planning policy given the demonstrable negative impact this site has had upon neighbouring amenities without any obvious means of mitigation. The overall conclusion is that this site is not suitable for permanent use or for expansion.	
<b>Potential yield:</b>	
<b>1 – 5 years</b>	0 pitches
<b>6 – 10 years</b>	0 pitches
<b>10 – 15+ years</b>	0 pitches

<b>Site reference</b>	62	<b>Site Area (ha)</b>	0.25
<b>Site address</b>	Land at Meadow Wood, Brook Street, Cuckfield		



**Site description**

Access is gained from Brook Street from a narrow driveway. The site set behind houses in large plots that front onto Brook Street. There is an existing stable block used in connection with the caravan for storage and clothes washing on concrete hard standing adjacent to the eastern boundary of the site next to the rear garden area of a house known as St. Margaret's. The caravan is located to the north of and adjacent to the stables on an area of additional hard standing that was put in for the purpose of the caravan. The caravan is connected to a septic tank and the site is served by mains water and electricity. The remainder of the site comprises paddocks and woodland. The site is well screened on all boundaries with conifers and other hedging and vegetation. The area is rural in character within the High Weald Area of Outstanding Natural Beauty.

**Source**

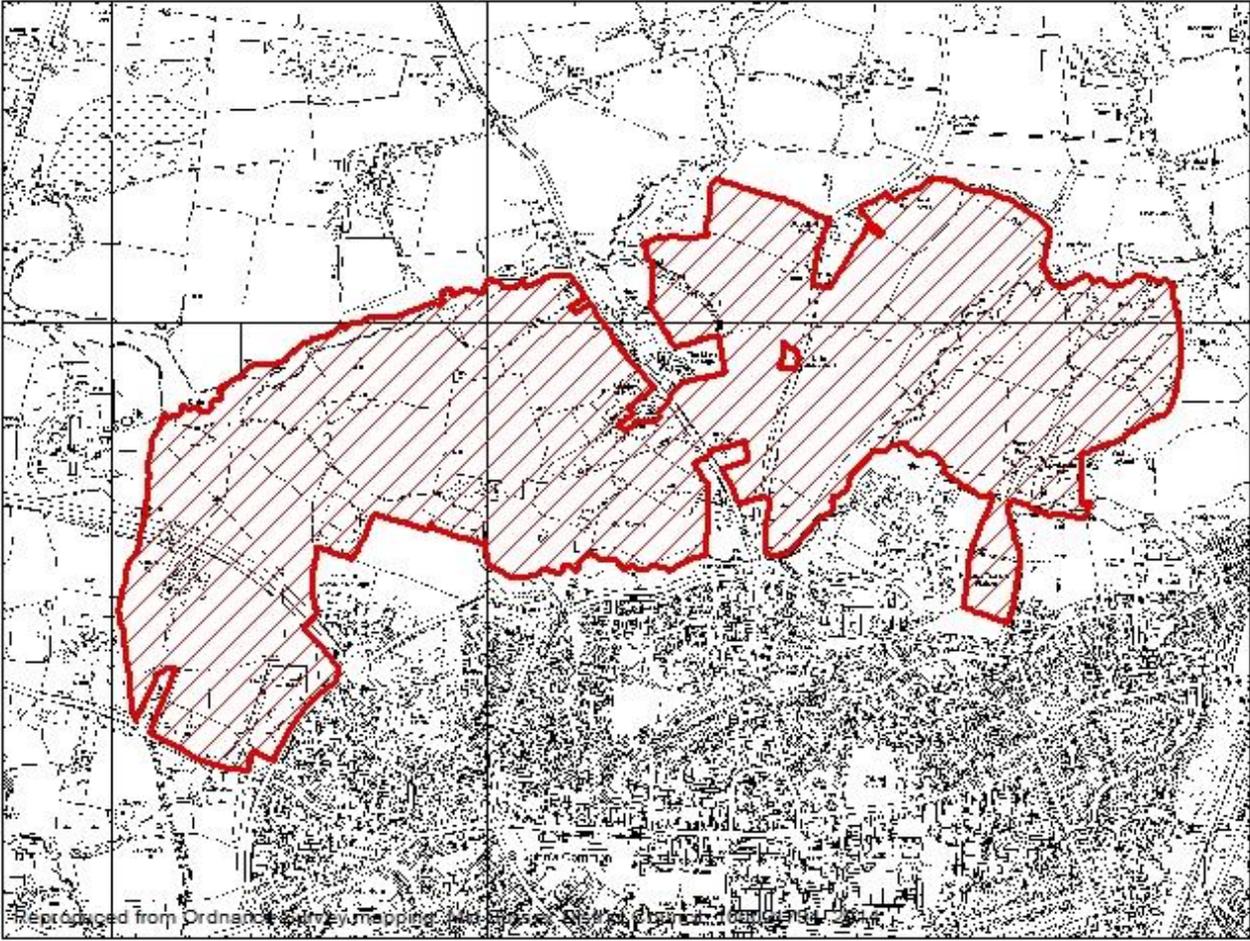
<b>Current unauthorised:</b> ×	<b>Housing Supply Document:</b> ×
<b>Current authorised:</b> ×	<b>Public Owned Land:</b> ×
<b>Current authorised (temporary):</b> ✓	<b>Call for sites:</b> ✓

**Planning history**

Granted planning permission under 13/03314/CND for the retention of the use of the land as a private gypsy and traveller caravan site. Permission is temporary (for three years) for the current occupier and family (now with an additional touring caravan). Expires November 2015. Planning history regarding permanent stationing of caravan refused and dismissed at appeal (on the grounds of the significant harm introduced to the Area of Outstanding Natural Beauty-granted temporary permission). Enforcement action has been taken on site in the past regarding the change of use of agricultural land to the permanent siting of caravan, subsequently quashed following grant of temporary permission to site caravan.

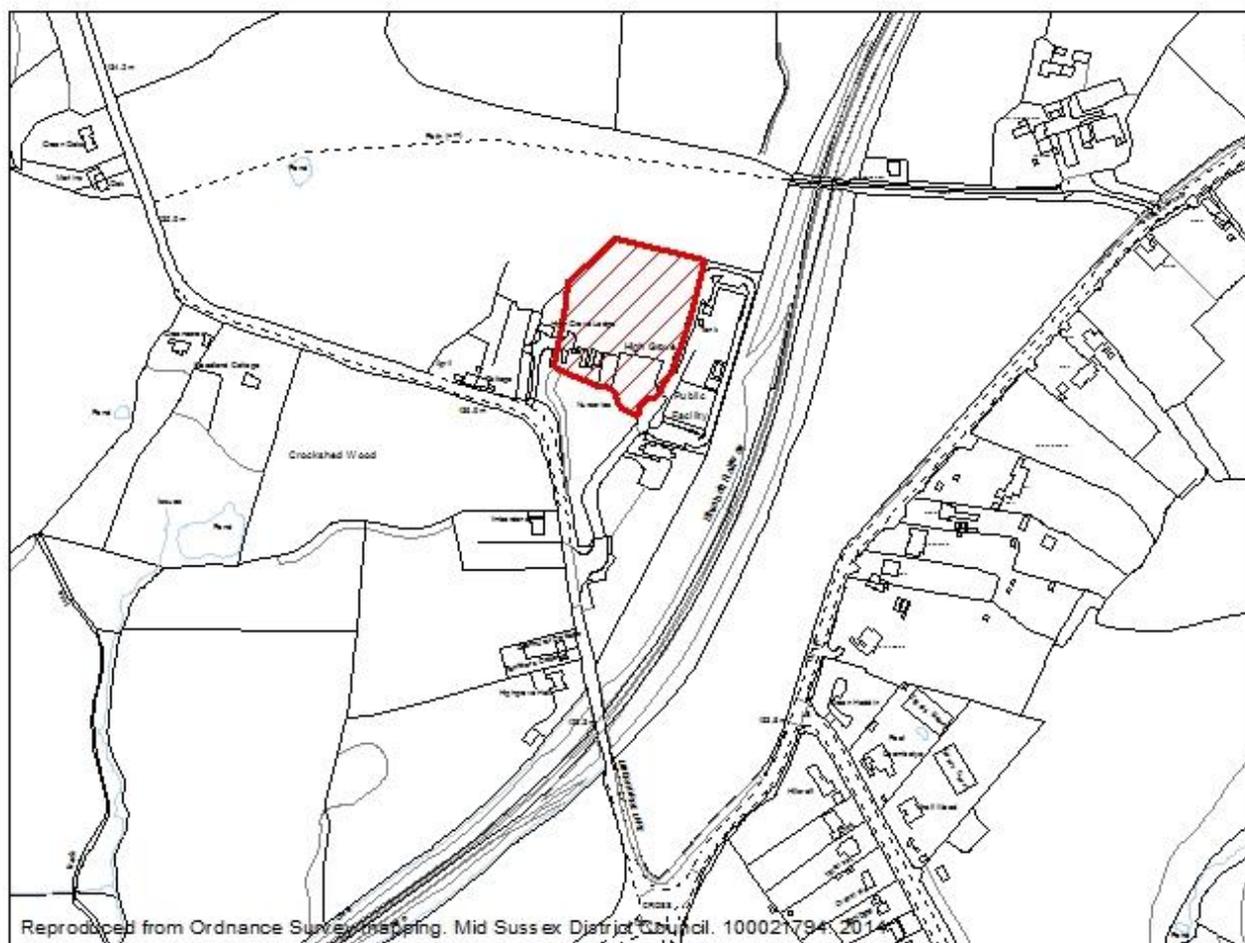
<b>Availability conclusion</b>	
Site is available. Submission received from call for sites exercise seeking to make existing temporary permission for one mobile and one touring caravan permanent; and for an increase from one to two pitches at the site.	
<b>Accessibility</b>	
<b>Day to day needs accessibility overall conclusion</b> (GP/Convenience store / primary school)	Fair
<b>Public transport accessibility overall conclusion</b> (distance to bus stop / service level)	Fair
<b>Accessibility conclusion</b>	
The site is fairly remote but not disconnected from the built-up-area of Cuckfield where a wide range of essential services and facilities are present. Access to public transport is considered fair given there is some distance to bus stops on Brook Street although these can be reached on foot.	
<b>Road access</b>	
Safe highway access already exists to the site.	
<b>Landscape impact</b>	
The site is relatively well enclosed from its surroundings and would not impact on the road frontage along Brook Street and cause harm to the rural character and appearance of the road. However, it is considered that the site already causes significant landscape harm as it does not conserve or enhance the natural beauty of the Area of Natural Beauty landscape. The introduction of additional caravans is likely to cause further harm to the AONB setting.	
<b>Suitability conclusion</b>	
The site is relatively well located in terms of basic services and accessibility, serviced by mains water and electricity and means of foul water disposal, and does not harm residential amenity to a significant degree. However, it is considered that the current use of the site has already introduced significant landscape harm to the AONB setting. The continued use of the site or introduction of additional caravans would maintain this with significant potential of causing further harm.	
<b>Achievability</b>	
No exceptional development constraints needing to be overcome.	
<b>Conclusion</b>	
This site performs fairly well against Sustainability Appraisal. The site is available and considered achievable. The site is also relatively well located in terms of basic services and accessibility, serviced by mains water and electricity and means of foul water disposal, and does not harm residential amenity to a significant degree. However, it is considered that the current use of the site has already introduced significant harm to the AONB setting. The continued use of the site or introduction of additional caravans would maintain this with significant potential of causing further harm.	
<b>Potential yield:</b>	
<b>1 – 5 years</b>	0 pitches
<b>6 – 10 years</b>	0 pitches
<b>10 – 15+ years</b>	0 pitches

# Appendix 4 – Sites potentially suitable for allocation as permanent Gypsy and Traveller accommodation

<b>Site reference</b>	159	<b>Site Area (ha)</b>	220
<b>Site address</b>	Land to the north and northwest of Burgess Hill (as part of the Northern Arc mixed use strategic allocation)		
			
<b>Site description</b>			
This site (consisting of two individual sites – each of 12 pitches), will form part of the mixed-use strategic allocation being sought through the emerging District Plan. The actual siting of any Gypsy and Traveller allocation is to be determined. Given the total site area is some 220 hectares; there is a good degree of flexibility to locating Gypsy and Traveller accommodation in a suitable location.			
<b>Source</b>			
Current unauthorised: ×		Housing Supply Document: ✓	
Current authorised: ×		Public Owned Land: ×	
Current authorised (temporary): ×		Call for sites: ×	
<b>Planning history</b>			
Strategic allocation through emerging District Plan.			
<b>Availability conclusion</b>			
Site is considered available as the site is proposed to be allocated in the emerging District Plan with policy provision for Gypsy and Traveller accommodation. It is considered the sites can be delivered in part within five years.			

<b>Accessibility</b>	
<b>Day to day needs accessibility conclusion</b> (GP/Convenience store / primary school)	n/a (exact location to be determined)
<b>Public transport accessibility conclusion</b> (distance to bus stop / service level)	n/a (exact location to be determined)
<b>Accessibility conclusion</b>	
Not able to assess given strategic nature of development subject to master planning but should be able to facilitate an appropriate location for such use in terms of basic requirements and public transport routes.	
<b>Road access</b>	
Not able to assess given strategic nature of development subject to master planning but it would be expected that proposed sites would have adequate access.	
<b>Landscape impact</b>	
Not able to assess given strategic nature of development subject to master planning but it would be expected that proposed sites are well located within proposal.	
<b>Suitability conclusion</b>	
Given strategic nature of development, subject to master planning, no assessment can be made at this stage although it is expected that site would be well located in terms of local services and public transport, neighbouring land uses and would have good access and be suitable in terms of ground conditions.	
<b>Achievability</b>	
Exceptional works will be necessary to bring this site forward however these are likely to be facilitated by the strategic development.	
<b>Conclusion</b>	
The site performs well against Sustainability Appraisal. It is expected that master planning will be able to facilitate Gypsy and Traveller accommodation that would be well located in terms of local services and public transport, neighbouring land uses and would have good access and be suitable in terms of ground conditions. Site is therefore considered suitable, and achievable and available as supported by emerging District Plan policy.	
<b>Potential yield:</b>	
<b>1 – 5 years</b>	12 pitches
<b>6 – 10 years</b>	12 pitches
<b>10 – 15+ years</b>	0 pitches

<b>Site reference</b>	196	<b>Site Area (ha)</b>	0.5
<b>Site address</b>	Land at Imberhorne Lane Nurseries, Imberhorne Lane, East Grinstead		



### Site description

The site is relatively flat, currently in use as a commercial plant nursery and has been developed for this use and includes a car park, poly-tunnels, outdoor plant storage. There is also a grassed area used for caravan storage. It is bounded by woodland and unused land to the north and south with farmland beyond to the north, by a residential property to the west and to the east by a waste transfer station and beyond the Bluebell Heritage Railway Line. Consequently, the site is enclosed from the wider landscape. The site has existing direct road access onto an access road shared with the waste transfer station.

### Source

**Current unauthorised:** ×

**Current authorised:** ×

**Current authorised (temporary):** ×

**Housing Supply Document:** ×

**Public Owned Land:** ✓

**Call for sites:** ×

### Planning history

The site is allocated in the Mid Sussex Local Plan (Policy RA3) for industrial, commercial or storage use that contains provision for the improvement/expansion of the adjacent waste transfer station. Whilst the waste transfer station has been improved in recent years, no proposals for commercial development of this site have come forward. The policy is not proposed to be saved by the emerging District Plan or East Grinstead Neighbourhood Plan.

### Availability conclusion

Site is owned freehold by Mid Sussex District Council and is leased to the current owners of the commercial plant nursery. Mid Sussex District Council intend to make the land available for use as Gypsy and Traveller accommodation. It is considered that the site will be made available to facilitate development within five years.

<b>Accessibility</b>	
<b>Day to day needs accessibility conclusion</b> (GP/Convenience store / primary school)	Poor (although would be improved with footpath link)
<b>Public transport accessibility conclusion</b> (distance to bus stop / service level)	Good (would improve with footpath link)
<b>Accessibility conclusion</b>	
The site is fairly remote from the built-up-area of East Grinstead where essential services and facilities are present. In addition, although there is public transport nearby on Turners Hill, access is fairly poor as there is no footway/ footpath. It is considered that in general, the site is not isolated to the extent where is it considered unsuitable for consideration as a potential Gypsy and Traveller site. A potential link to the nearby public footpath and upgrade of these to a multi user path, would facilitate a traffic free route within 450m of the Turners Hill Road and benefit the connectivity of the wider area.	
<b>Road access</b>	
Existing access exists and would be suitable as access and already used by large lorries/containers.	
<b>Landscape impact</b>	
Considered acceptable in terms of landscape impact. Site is well screened on all boundaries, and is not visible from Imberhorne Lane. Site is well screened from all directions by existing hedge and tree line and adjacent land uses. There is a public rights of way some 80 metres to the north of the site but the site is well screened from this.	
<b>Suitability conclusion</b>	
The site is generally considered as suitable. It is relatively flat with suitable access. Given the enclosure of the site, its development would have minimal impact on the wider landscape. There are minimal neighbouring residential amenity issues although there is the potential for some impact on the residential property 'High Cross Lodge'. The adjacent waste transfer facility and the nearby Bluebell Heritage Railway have potential to be unneighbourly in terms of noise. A noise assessment should be undertaken to assess its potential impact. Given the use of the railway cutting as a landfill site (since cleared) the site should be assessed for potential for land contamination. However there is adequate space within the site to facilitate mitigation/ site layout considerations for noise/visual/neighbouring residential amenity mitigation if required. Whilst the site is relatively isolated, it is not isolated to the extent that should rule it out of consideration as a potential Gypsy and Traveller site.	
<b>Achievability</b>	
Considered achievable although if land is contaminated this could have severe consequences for viability of site.	
<b>Conclusion</b>	
This site performs fairly well against Sustainability Appraisal. Whilst the site is relatively isolated, it is in general not isolated to the extent that should rule it out of consideration as a potential Gypsy and Traveller site. The site is physically suitable subject to assessments of noise and land contamination. There is potential to link the site and wider area in with local public right of way network.	
<b>Potential yield:</b>	
<b>1 – 5 years</b>	12 pitches
<b>6 – 10 years</b>	0 pitches
<b>10 – 15+ years</b>	0 pitches