

**Coastal West Sussex
Authorities and South Downs
National Park Authority**

**Gypsy, Traveller and
Travelling Showpeople
Sites Study**

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9 Recommendations for Arun District Council

9.1 Safeguarding Existing Sites

- 9.1.1 There are 6 existing Gypsy and Traveller sites with full permission within Arun District and 2 sites with personal permission (ARU040 and ARU051).

Table 9.1: Existing Authorised Gypsy and Traveller Sites in Arun

Site ref	Site name	Settlement
ARU030	Ryebank Caravan Park	Middleton
ARU031	Fieldview, Junction Commonmead Lane/Pagham Road	Pagham
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington
ARU044	2 Wyndham Acres, Northfields Lane	Eastergate
ARU045	The Paddocks, Northfields Lane	Eastergate
ARU049	Land at Limmer Pond Stables, Church Road	Aldingbourne
ARU051	Dragonfly, Eastergate Lane	Walberton
ARU052	The Cottage Piggeries, Church Lane	Barnham

- 9.1.2 There are 3 existing Travelling Showpeople sites with full permission within Arun District and 1 with temporary planning (ARU046).

Table 9.2: Existing Authorised Travelling Showpeople Sites in Arun

Site ref	Site name	Settlement
ARU022	The Drive, Eastergate Lane	Nr Walberton
ARU023	Fairfield, Eastergate Lane	Nr Walberton
ARU046	Nyton Stables, Nyton Road	Aldingbourne
ARU054	The Old Bams, Arundel Road	Nr Walberton

- 9.1.3 From site survey it is clear that these sites are currently in use and are occupied. There appear to be no reasons on the grounds of need why these sites should not be safeguarded in the Arun Local Plan or a subsequent DPD for Gypsy and Traveller use. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

9.2 Sites with Potential to Meet Future Needs

- 9.2.1 A total of 5 sites are identified as potentially suitable sites for Gypsies and Travellers to meet identified current and future residential pitch needs in the short to medium term period. Site ARU049 gained planning permission on appeal for 1 pitch after the base date of the GTAA. Details of the shortlisted sites are set out in **Appendix 4**.

Table 9.3: Sites with Potential to Meet Future Need for Gypsy and Traveller Pitches in Arun

Site Ref	Site Name	Settlement	No. of additional pitches
ARU017	Nova Paddocks	Eastergate	12
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington	2
ARU044	2 Wyndham Acres, Northfields Lane	Eastergate	2
ARU045	The Paddocks, Northfields Lane	Eastergate	1
ARU049	Land at Limmer Pond Stables	Aldingbourne	1
ARU051	Dragonfly, Eastergate Lane	Walberton	1
TOTAL			19

- 9.2.2 Two sites have been identified as potentially suitable for Travelling Showpeople to meet identified future needs in the short to medium term period. Details of this site are set out in **Appendix 4**.

Table 9.4: Sites with Potential to Meet Future Need for Travelling Showpeople Plots in Arun

Site Ref	Site Name	Settlement	No. of plots
ARU046	Nyton Stables, Nyton Road	Aldingbourne	4
ARU054	The Old Bams, Arundel Road	Fontwell	2

- 9.2.3 No sites have been identified as potentially suitable for Transit to meet any identified future needs.

9.3 Policy and Delivery

- 9.3.1 The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) identifies a need for 18 net additional Gypsy and Traveller residential pitches to be developed by 2027, including 12 pitches on public sites.
- 9.3.2 The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments.
- 9.3.3 The needs assessment identifies a need for 7 additional plots for Travelling Showpeople in Arun by 2027.
- 9.3.4 The Council should consider identifying local targets in its emerging Local Plan to meet these identified needs.
- 9.3.5 We consider that 5 sites may be suitable for up to 18 Gypsy and Traveller pitches for full planning permission. 1 site gained permission on appeal for 1 pitch since the base date of the GTAA. A total of 3 pitches (on 2 sites) have personal permissions and are suitable for full permission. These sites provide no net increase to meet identified need in the GTAA. Therefore there are 16 net additional pitches to meet existing and future needs. To ensure a fit with identified needs, the Council should examine the potential for securing public provision on site ARU017 at Eastergate.
- 9.3.6 We have identified that there is potential to meet future needs for Travelling Showpeople at a site near Walberton and another site at Aldingbourne, providing 6 plots in total.
- 9.3.7 These sites should be allocated and safeguarded through the proposed Local Plan or a subsequent DPD. The current Draft Policy SP12 states that sites will be allocated to meet needs on completion of the Coastal West Sussex GTAA.
- 9.3.8 The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. In the case of Arun, we recommend identifying these broad locations in its Local Plan to help with the future determination of planning applications.
- 9.3.9 Arun District Council should work with its neighbouring authorities and the County Council to identify and deliver a suitable transit site. This is explored more in section 13.

Site ref	Site name	Settlement
ARUN	Nyton Stables	Aldingbourne
Site address	Local authority	Size (ha)
Nyton Road	Arun District Council	5.51
Description of site		
This is an existing Travelling Showperson site and adjacent field to the east. It is accessed off a main road to the north and surrounded by agricultural land. Bunding lines the site along the main road, which screens the site from the highway.		
☐ Source: current unauthorised ☒ Source: current authorised ☐ Source: privately promote ☐ Source: SHLA ☐ Source: public owned land ☐ Source: site survey ☐ Source: call for sites/ ☐ Source: other		
Planning history		
The western part of the site has temporary permission (2 years) for change of use of land from agricultural land to provide 3 permanent plots for travelling showpeople & pony paddock (AL/119/10). To include no more than 6 mobile homes for 2 households. Reserved matters approved (AL/74/11).		
AVAILABILITY		
The western part of the site currently has a temporary permission and is occupied by Travelling Showpeople. The eastern part is in the same ownership and both parts are being promoted for full permission.		
SUITABILITY		
Policy constraints		
Outside the development boundary and in the open countryside. Local Plan policies GEN3 Protection of the Countryside. Draft Core Strategy policy SP12 Traveller Accommodation		
Physical constraints		
Highway comments - Visibility to the right acceptable, not so good to the left. Any development would require suitable highway access.		
☒ Within transit broad location ☒ Within residential broad location		
Accessibility to services:		
This site is 2.6kms from a primary school, 2.6 kms from a GP, 0.5 kms from a bus route/stop and 8.6 kms from a local shopping area.		
Landscape Impacts		
The Council landscape officer states: The site identified for the purposes of Gypsy and Traveller accommodation also relates, in part, to the site of application AL/74/11/DOC. The application was seeking to provide permanent plots for travelling show people and a pony paddock and was approved. A condition of approval was the submission of a landscape plan for the creation of an earth bund and planting buffer to screen the site. The landscape works on the external boundary with Nyton Road have been carried out. Further planting within the site is not yet complete but will provide additional screening from neighbouring land. Prior to the mitigation measures implemented the site was clearly visible from the Nyton Road, however the bund with planting provides a solid screen and the site cannot be seen. The site proposed for Travelling Showpeople accommodation extends beyond the boundary of the above application and additional mitigation would be required to screen views from adjacent public rights of way.		

Other Potential Impacts

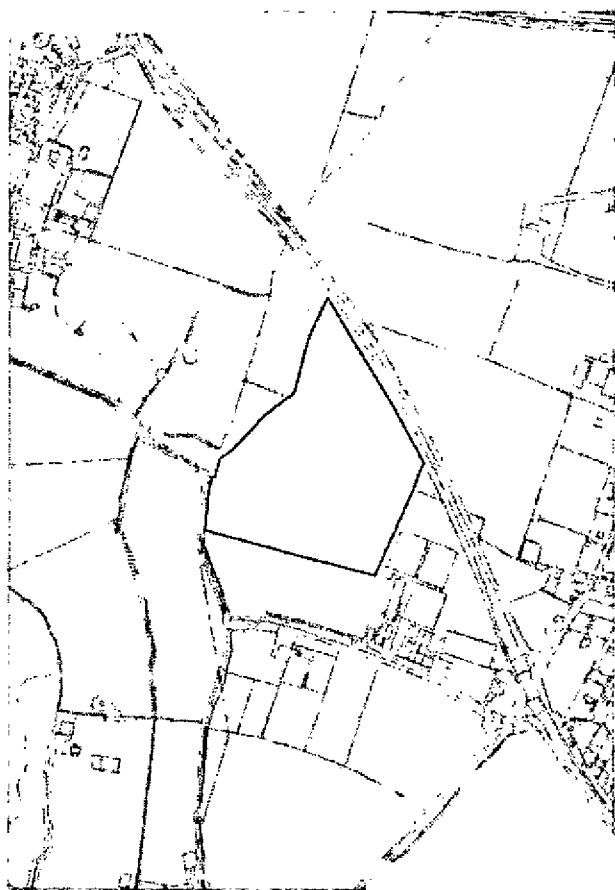
There are potential impacts on a Public Rights of Way which would require landscape mitigation measures.

ACHIEVABILITY

The existing plots are already established and have temporary permission therefore full planning permission is achievable. There appear to be no reasons why the site could not be also be extended by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

This is an existing Travelling Showpeople site which needs to be safeguarded and provided full planning permission. The adjacent land to the east is in the same ownership and would be suitable for an extension of the existing site, subject to suitable landscape mitigation measures to protect the public rights of way and reduce the visual impact from the site on the countryside and neighbouring uses.



DELIVERY

Potential Yield	
2012 - 2017	4
2018 - 2022	0
2023 - 2027	0

Potential occupants
Travelling Showpeople

Type of use
Residential

Delivery model

- ☒ Privately owned traveller site requiring planning permission. (1,2,3)
- ☐ Site available to be purchased and occupied by traveller family. (4)
- ☐ Use of public grants to allow site to be purchased and managed by travellers. (4)
- ☐ Existing public owned site to be developed for publicly managed traveller provision (5)
- ☐ Purchase of site by public bodies for publicly managed traveller provision. (5)
- ☐ Part of urban extension (6)

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