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PERSIMMON HOMES THAMES VALLEY

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GU15 3TQ



10th November 2020

Michael Eastham
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Michael

Planning Application A/76/20/PL - Dappers Lane, Angmering

I am writing to provide our position with regard to the provision of gypsy / traveller pitches and self build units at our site at Dappers Lane.

Firstly, with regard to gypsy and traveller pitches such provision is not appropriate for our site which only seeks to deliver 84 units of a wider 800 unit strategic allocation. Mixing such accommodation with a medium size housing development is not appropriate for the gypsy and traveller communities, who have their own social and living requirements that cannot be met on a relatively small and contained housing development site. As such gypsy and traveller pitches are usually provided where they can be self-contained, not mixed in with a housing estate development.

With regard to planning policy, policy H SP5 of the Local Plan, states that provision is needed for 5 private pitches and 9 public pitches for gypsies and travellers and 7 plots for travelling showpeople in the District. It goes on to provide the criteria by which applications for such pitches will be assessed on unallocated sites. As our application forms part of a strategic allocation it does not trigger the requirement of this policy. Furthermore, supporting paragraph 12.7.6 makes it clear that the identification of land for permanent pitches will come through a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) – we note that to date no such SPD has been provided by the Council. Paragraph 12.7.6 goes on to state that a clear methodology (from the Council) is required to appraise the relative suitability of sites and to inform the identification of preferred sites. As such it is clearly not appropriate for such provision to be provided ad hoc with housing development scheme.



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Furthermore, policy SD9 which relates to the strategic allocation for North Angmering does not specifically require the provision of gypsy and traveller pitches.

With regard to self-build units, this element was dealt with in paragraph 6.29 of our planning statement. However, to reiterate, our position is self build / custom build it is not considered suitable on a site of 84 homes because of construction health and safety issues and the need to ensure all units comply with design standards proposed within the application. Self-build units are individual one-off dwellings and traditionally do not form of wider estate development. They are best promoted on small unallocated sites, preferably through a neighbourhood plan. As such they are not considered suitable for this location and indeed are not a requirement of policy SD9.

I hope this deals with the matter in full.

Yours Sincerely

Laura Jackson

Planning Manager

Persimmon Homes Thames Valley