



Chichester District Council

Pitch Deliverability Assessment

Final Report

February 2022



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Contents

1. Executive Summary.....	4
Introduction	4
Key Findings	4
2. Methodology.....	7
Stage 1 – Initial Review of Sites	7
Stage 2 – Detailed Site Assessment.....	8
Stage 3 – Capacity Findings and Site Deliverability Options	9
3. Gypsy, Traveller & Travelling Showpeople Sites & Population	10
Sites and Yards in Chichester.....	10
4. Site Assessment Matrices	11
5. Assessment Outcomes	12
6. Conclusions	21
Appendix 1 – Site Assessment Matrices	24

1. Executive Summary

Introduction

- 1.1 The primary objective of this Pitch Deliverability Assessment is to provide Chichester District Council (the Council) with robust advice on the suitability, availability and achievability of existing Gypsy and Traveller sites to meet a proportion of the identified needs for Gypsies and Travellers in Chichester, as identified in the Coastal West Sussex Gypsy and Traveller Accommodation Assessment (the GTAA) undertaken by ORS and published in 2019, and for any subsequent need that was identified during the Pitch Assessment. The Pitch Assessment has not assessed the needs of Travelling Showmen at this time.
- 1.2 It is anticipated that the outcomes of the Assessment will assist the Council in preparing a revised Gypsy and Traveller Local Plan Policy and Development Plan Document (DPD), as well as providing information to support other Local Plan Housing Policies. Inclusion of a site in this report should not be therefore considered to provide confirmation that the planning use for additional gypsy and traveller provision will be permitted – that will be considered further and established via the subsequent Site Allocations DPD and planning applications.
- 1.3 The Assessment has sought to understand the capacity of existing Gypsy and Traveller sites to meet levels of need that were identified in the GTAA, and any additional need that was identified during the pitch assessment process, through a combination of desk-based research and engagement with members of the travelling community living on sites in Chichester.
- 1.4 Whilst it is only a requirement in the Planning Policy for Traveller Sites (PPTS) to identify a 5-year supply (allocation) of pitches for households that were found to meet the PPTS planning definition of a Traveller, this assessment has also looked to addressing the wider current needs of Travellers who did not meet the planning definition and for undetermined households, and also whether any future need that was identified in the GTAA and the pitch assessment for Travellers can also potentially be met on existing sites.
- 1.5 The base date of this study is July 2021.

Key Findings

- 1.6 Following an initial evaluation of 49 sites, the detailed phases of the assessment covered a total of 22 Gypsy and Traveller sites in Chichester. Details of the initial evaluation process can be found in the Methodology section of this report.
- 1.7 Following the completion of the detailed phases of the assessment of the 22 sites it was determined that there were a total of 82 pitches on these sites. This differs from the findings of the GTAA as there have been changes to the number of pitches on several sites including at:
 - » Land south of The Stables – an increase from 9 pitches to 10 pitches.
 - » Melita Nursery – an increase from 4 pitches to 6 pitches.
 - » The Hawthorns – an increase from 1 pitch to 2 pitches.

- 1.8 For the 22 sites that were included in the detailed phases of the assessment there is a current need for 30 pitches for households that met the planning definition and a future need for 10 pitches¹; a current need for 1 pitch for households that did not meet the planning definition and no future need; and no current need from undetermined households and a future need for 8 pitches. This also differs from the outcomes of the GTAA as it was possible to complete interviews with some households who were unavailable at the time of the GTAA and who were included as components of undetermined need.
- 1.9 The Assessment has concluded that, in principle, the current need can be met for the sites that have been assessed in Chichester through the intensification or reconfiguration of these sites for households that met the planning definition:
- » 24 of the 30 pitches identified as being needed for Gypsies and Travellers that met the PPTS planning definition of a Traveller for the period 2018-23.
- 1.10 The Assessment has concluded that, in principle, future need can be met for the following pitches in Chichester through the intensification or reconfiguration of existing sites for households that met the planning definition:
- » 4 pitches of the 10 identified as being needed for Gypsies and Travellers that met the PPTS planning definition of a Traveller for the period 2023-36.
- 1.11 The Assessment has concluded that, in principle, the current need can be met for the following pitches in Chichester through the intensification or reconfiguration of existing sites for those households that did not meet the planning definition:
- » The 1 pitch identified as being needed for Gypsies and Travellers that did not meet the PPTS planning definition of a Traveller for the period 2018-23.
- 1.12 The Assessment has also concluded that, in principle, future need can be met for the following pitches in Chichester through the intensification or reconfiguration of existing sites for undetermined households:
- » 3 of the 8 pitches identified as being needed for undetermined Gypsies and Travellers for the period 2023-36.
- 1.13 The assessment has also concluded that there are a total of 17 current and future pitches that cannot be delivered through intensification or reconfiguration on 7 existing sites. The reasons why these pitches cannot be delivered are set out in Chapter 5 and Appendix 1.
- » Land south of The Stables (1 pitch).
 - » Land west of Hopedene (9 pitches).
 - » Maytrees (2 pitches).
 - » Treetops (2 pitches).
 - » Plot B, Pond Farm (1 pitch).
 - » Sunrise (1 pitch).
 - » The Hawthorns (1 pitch).

¹ This takes into account any changes identified as a result of the changes set out in Paragraph 1.6.

- 1.14 Therefore, this assessment has identified that, in principle, a total of 25 pitches could be delivered for the period 2018-23 (24 for households that met the planning definition and 1 for households that did not meet the planning definition), and a total 7 pitches could be delivered for the period 2023-36 (4 for households that met the planning definition and 3 for undetermined households) – an overall total of 32 pitches against a total identified need for sites that were included in the assessment of 49 pitches.
- 1.15 Of these pitches a total of 18 are to meet need identified in the GTAA and 14 are to meet additional need identified during the completion of the PDA – many from sites that were included as undetermined in the GTAA where it was not possible to complete an interview.

2. Methodology

- 2.1 Over the past 10 years ORS has continually refined a methodology for undertaking robust and defensible Gypsy and Traveller Accommodation Assessments, and more recently a robust methodology for completing Pitch Deliverability Assessments to support the preparation of Local Plan documents.
- 2.2 The approach used by ORS sought to complete work to identify whether there is a viable opportunity on existing sites in Chichester (through intensification, expansion, or reconfiguration) to provide additional Gypsy and Traveller pitches to meet the accommodation needs that have been identified on each site. The assessment:
- » Assessed existing sites, including whether sites can meet any of the identified need, as well as the suitability, availability, and achievability of sites to accommodate additional pitches.
 - » Sought to understand the site requirements of Gypsies and Travellers living on these sites.
 - » Makes clear recommendations on how the Council could ensure the delivery of suitable pitches to meet the identified need.
- 2.3 Based on the experience of ORS in completing Pitch Deliverability Assessments in other Local Authorities, including through detailed Local Plan Examinations, a 3-Stage assessment process was completed in Chichester.

Stage 1 – Initial Review of Sites

- 2.4 ORS worked with the Council to review the site baseline in Chichester based on the current occupancy of sites; any new planning permissions; and the outcomes of any planning appeals. Once the site baseline was agreed ORS completed work to apportion need identified in the GTAA to each site – including both current need in years 0-5, and future need for the remainder of the Local Plan period to 2036.
- 2.5 This stage of the assessment concluded with an initial assessment of each site using a RAG rating (Red/Amber/Green). The purpose of the RAG assessment was to determine which sites had absolute planning constraints that would prevent them from being taken forward to the next stage of the assessment.
- 2.6 As a result of the RAG rating assessment it was determined that a total of 27 Gypsy and Traveller sites would be excluded from the detailed site assessment. These were:
- » Easthampnett Caravan Park (public site)
 - » Westbourne Caravan Site (public site)
 - » Bridgefoot Meadows (private site)
 - » C & P Stables (private site)
 - » Clearwater (private site)
 - » Cowdry Nursery (private site)

- » Five Oaks (private site)
- » Land at Marsh Farm (private site)
- » Longacre (private site)
- » The Stables, Bracklesham Lane (private site)
- » The Stables, Cemetery Lane (private site)
- » Tommys Yard (private site)
- » 1 and 2 First Acre (private temporary site)
- » Paddock View (private temporary site)
- » Plot C2 (The Three Horseshoes), Pond Farm (private temporary site)
- » Plot C2A and C2B, Pond Farm (private temporary site)
- » Plot F, Pond Farm (private temporary site)
- » Robins Nest, Plot C, Pond Farm (private temporary site)
- » Birdham Farm (unauthorised site)
- » Land adjacent to Ham Road (unauthorised site)
- » The Orchard (unauthorised site)
- » 2 Clearwater (private transit site)
- » Chichester Contract Services (public transit site)
- » Land at 6 Oaklands (pending planning permission)
- » Land at Junction of Keynor Lane and Selsey Road (pending planning permission)
- » Land north of Hawthorns and The Willows (pending planning permission)
- » The Old Army Camp (unauthorised site)

2.7 The reasons for excluding the 27 sites included:

- » Public sites already operating at full capacity.
- » Highway and access issues.
- » Private sites already operating at full capacity.
- » Sites subject to ongoing enforcement action.
- » Unauthorised sites where it was felt there are no opportunities to grant planning permission.
- » Sites that are used for temporary transit purposes.

2.8 A total of 22 Gypsy and Traveller sites were taken forward to the next detailed stage of the assessment.

Stage 2 – Detailed Site Assessment

2.9 ORS worked with the Council to complete a detailed deliverability matrix for each site. This explored in more detail whether there were any further development constraints that could prevent the provision of additional pitches, and determined what, if any, levels of need identified

in the GTAA could be accommodated on each site through intensification or reconfiguration. This stage of the assessment also explored whether there are any opportunities to expand sites and yards onto areas of adjacent land owned by Travellers.

- 2.10 This also provided an opportunity to complete interviews with households on some sites who were not present at the time of the GTAA fieldwork.
- 2.11 The Site Matrices are included in **Appendix 1**.

Stage 3 – Capacity Findings and Site Deliverability Options

- 2.12 The outcomes of Stage 2 were discussed with Officers from the Council to determine, from a planning perspective, whether the proposals are likely, in principle, to be acceptable and deliverable.
- 2.13 Following agreement of the Site Deliverability Matrices with the Council, ORS engaged with site owners, site managers and site residents to establish whether, in principle, the proposals are acceptable and deliverable.

3. Gypsy, Traveller & Travelling Showpeople Sites & Population

Sites and Yards in Chichester

- 3.1 In Chichester, at the base date for the GTAA (January 2018), there were 2 public sites (41 pitches); 32 private sites with permanent planning permission (96 pitches); 6 private sites with temporary planning permission (7 pitches); 6 unauthorised sites (16 pitches); 1 public transit site (9 pitches); 1 private transit site (3 pitches); 4 sites that were pending a planning decision (8 pitches); 28 Travelling Showmen’s yard with permanent planning permission (43 plots) one of which is pending a decision and one of which is unauthorised.
- 3.2 It should be noted that since the base date for the GTAA there have been a number of changes to the site baseline as a result of new sites and the lapse of temporary planning permission on some sites. These issues will be addressed in a review to the GTAA that is due to be completed at an appropriate time.

Figure 1 - Total amount of provision in Chichester (January 2018)

Category	Sites/Yards	Pitches/Plots
Public sites	2	41
Private with permanent planning permission	32	96
Private with temporary planning permission	6	7
Tolerated pitches	-	-
Unauthorised sites	6	16
Public transit sites	1	9
Private transit sites	1	3
Gypsy sites pending a planning decision	4	8
Travelling Showmen’s yards	26	38
Travelling Showmen’s yards - unauthorised	1	1
Travelling Showmen’s yards – pending a decision	1	4
TOTAL	80	223

4. Site Assessment Matrices

- 4.1 For the 22 sites included in the detailed site appraisal, the Pitch Assessment has identified a current need for 30 pitches for Gypsy and Traveller households that met the planning definition of a Traveller for the 5-year period 2018-23, and a future need of 10 pitches for the period 2023-36. This compares with a need for 14 pitches for the period 2018-23 and a future need for 8 pitches for the period 2023-36 that was identified in the GTAA for these sites.
- 4.2 This change in identified need includes the outcomes of interviews that were able to be completed on sites where it was not possible to make contact during the GTAA fieldwork and sites where there have been changes to the number of and status of pitches since the GTAA was completed. These figures will be included in an update of the GTAA that will be undertaken at an appropriate time as the new Local Plan Review/ Site Allocations DPD are taken forward.
- 4.3 As set out in Paragraph 10 of the PPTS the Council is required to identify a 5-year supply of pitches to address need for those Travellers that meet the planning definition. Therefore, this pitch assessment will contribute towards the requirement for the Local Plan Gypsy and Traveller Policy to address the 5-year need for 66 pitches for the period 2018-23 for Gypsies and Travellers that meet the PPTS planning definition of a Traveller as identified in the most recent GTAA.
- 4.4 The assessment also sought to determine whether any future need for the remainder of the plan period can be met on existing sites for those households that met the planning definition.
- 4.5 In addition, the assessment sought to determine what proportion of need from those households that were found not to meet the planning definition, and from undetermined households, could also be met on existing sites.
- 4.6 Detailed site assessments were completed for all 22 Gypsy and Traveller sites in Chichester that were taken forward from Stage 1 of the assessment between August 2020 and July 2021 (there were delays in engaging with site residents due to various COVID-19 lockdown and travel restrictions). The completed Site Assessment Matrices can be found in **Appendix 1**.

5. Assessment Outcomes

- 5.1 The tables overleaf set out the overall outcomes of the Pitch Assessment for Chichester for those households that met the PPTS planning definition of a Traveller; for households that did not meet the planning definition; and for undetermined households.
- 5.2 They set out the planning status of sites and yards; the need identified in the GTAA; and changes to the need identified in the GTAA; the total current need for the first 5 years of the GTAA period from 2018-2023; the amount of need that could be met on each site; the total future need for the period 2023-36; the amount of need that could be met; and notes setting out the rationale for meeting this need.
- 5.3 Only sites where a need was identified, or where there has been a change to the need identified in the GTAA have been included in the table for households that did not meet the planning definition and in the table for undetermined households.
- 5.4 There are also a small number of sites that will be included in more than one of the tables. The reasons for this are that there were different assessments of some households against the PPTS planning definition on individual sites, or instances where it was possible to interview some households on a site but not others during the GTAA or PDA process.
- 5.5 There were a total of 3 unoccupied sites where no need was identified. These are included in a separate table:
- » Kia Ora Nurseries (land east of Nutbourne Park) – 2 unimplemented pitches.
 - » Land south of Green Orchards – site has been sold to a property developer.
 - » Land west of Harwood – 5 unimplemented pitches.

Figure 2 – Outcomes of the detailed Pitch Deliverability Assessment for Chichester for households that meet the PPTS planning definition

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
Sites with permanent planning permission								
10	Connors, Scant Road	0	6	6	6	0	0	It was not possible to interview all residents on this site but the recent planning application (19/02662/FUL) whilst refused permission, suggests that there is a need for additional pitches and that this could, in principle, be met on the existing site, and that the residents have the means to deliver these pitches.
34	Greenacre (Land adjacent to Westbourne Gypsy site)	0	4	4	4	0	0	1 ½ acres available here to meet current and future need for 4 adult children doubled-up on the adjacent public site.
19	Land at Lakeside Barn, Hunston Road	0	4	4	4	0	0	The owner is happy to have four more pitches on his site for his family which he can deliver.
25	Oakfield (Land east of Tower View Nursery)	0	2	2	2	0	0	The owner stated that he can accommodate and deliver an additional 2 pitches to meet the needs of his growing family.

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
27	Meadow View Stables (Land north of Recreation Ground)	3	0	2	2	1	1	Application submitted for three extra pitches to meet identified need. Can be delivered immediately if appeal is allowed.
21	The Paddocks (Land west of Hopedene), Common Road, Westbourne	7	0	5	0	2	0	Whilst it was not possible to complete interviews with households on all pitches, it was possible to determine that some of this site may be occupied by non-Travellers. This could present an opportunity to free up additional space on the site to meet current and future need. However, at this stage it has not been possible to determine how many additional pitches could be accommodated on the site.
23	Littleacre, Keynor Lane	0	2	0	0	2	2	Whilst the residents on this site refused to discuss their site in any detail, there are 2 undeveloped pitches and they stated that they would be willing to sell the site to the Council to provide pitches.
14	Maytrees (Adjacent to Priors Leaze Bungalow)	2	0	0	0	2	0	The site could not accommodate more pitches without more land being available.
6	Melita Nursery, Chalk Lane	2	-1	1	1	0	0	There is one unauthorised pitch that is subject to a forthcoming appeal.

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
4	Merston Pheantry (The Vardoe and Treetops), Bognor Road	0	0	0	0	0	0	The owner of Merston Pheantry and the Vardo said he no longer needs any further pitches. Further engagement is needed with residents living on Treetops.
11	Oaklands, Tower View Nursery (north)	0	0	0	0	0	0	No current need identified. Tower View Nursery North and Tower View Nursery South (Oaklands) are both owned by the same person. It is understood that he has an application in for three pitches but is happy to adjust the site layouts to accommodate extra pitches.
18	Plot B, Pond Farm	1	0	0	0	1	0	Unable to make contact with the owner of this site.
33	Plot J Pond Farm, Newells Lane, West Ashling	2	0	1	1	1	1	Owner stated that he has sufficient land on the site to meet current and future need.
31	Pond Cottage, Plot A Pond Farm, Newells Lane, West Ashling	1	0	1	1	0	0	Owner stated that he has sufficient land on the site to meet current and future need.

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
12	Sunrise (Adjacent to Southbourne Farm Shop), Main Road	2	0	2	1	0	0	Whilst it was not possible to complete an interview with the site owner, it was confirmed from the GTAA that a pitch is needed for an adult child and a teenager. An application is due to be submitted with a revised site layout. No further development is expected to be possible as this is a small site.
3	The Hawthorns, Clayton Lane	3	0	2	2	1	0	The site owner is confident that he can meet his current need on the existing site – but may struggle to meet the identified future need.
5	The Willows, Clayton Lane	0	0	0	0	0	0	19/01855/FUL Minor extension of existing private gypsy site to allow provision of 1 no. additional static caravan – APPROVED 10/2019 – understood to be to meet need from a doubled-up household that did not meet the planning definition.
7	Tower View Nursery (south)	0	0	0	0	0	0	It was not possible to complete an interview on this site for the GTAA but contact was made with site owner during the completion of the pitch assessment. Tower View Nursery North and Tower View Nursery South (Oaklands) are both owned by the same person. It is understood that he has an application in for three pitches but is happy to adjust the site layouts to accommodate extra pitches.
TOTAL		23	17	30	24	10	4	

Figure 3 – Outcomes of the detailed Pitch Deliverability Assessment for Chichester for households that do not meet the PPTS planning definition

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
Sites with permanent planning permission								
4	Merston Phesantry (The Vardoe and Treetops), Bognor Road	3	-3	0	0	0	0	The owner of Merston Phesantry and the Vardo said he no longer needs any further pitches. Further engagement is needed with residents living on Treetops.
5	The Willows, Clayton Lane	1	0	1	1	0	0	19/01855/FUL Minor extension of existing private gypsy site to allow provision of 1 no. additional static caravan – APPROVED 10/2019 – understood to be to meet need from a doubled-up household that did not meet the planning definition.
TOTAL		4	-3	1	1	0	0	

Figure 4 – Outcomes of the detailed Pitch Deliverability Assessment for Chichester for undetermined households

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
Sites with permanent planning permission								
10	Connors, Scant Road	1	-1	0	0	0	0	It was not possible to interview all residents on this site but the recent planning application (19/02662/FUL) whilst refused permission, suggests that there is a need for additional pitches and that this could, in principle, be met on the existing site, and that the residents have the means to deliver these pitches.
19	Land at Lakeside Barn, Hunston Road	1	-1	0	0	0	0	The owner is happy to have four more pitches on his site for his family which he can deliver.
25	Oakfield (Land east of Tower View Nursery)	1	-1	0	0	0	0	The owner stated that he can accommodate and deliver an additional 2 pitches to meet the needs of his growing family.
20	Land south of Green Orchards	2	-2	0	0	0	0	Site has been sold to a property developer and is no longer a Traveller site
29	Land south of the Stables	1	0	0	0	1	0	The site was visited and it was possible to determine that 4 pitches are occupied by Travellers and that there are a large number of park homes on land at the rear of the established four pitches that look to be occupied by non-Travellers.

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
21	The Paddocks (Land west of Hopedene), Common Road, Westbourne	2	0	0	0	2	0	Whilst it was not possible to complete interviews with households on all pitches, it was possible to determine that some of this site may be occupied by non-Travellers. This could present an opportunity to free up additional space on the site to meet current and future need. However, at this stage it has not been possible to determine how many additional pitches could be accommodated on the site.
23	Littleacre, Keynor Lane	2	0	0	0	1	1	Whilst the residents on this site refused to discuss their site in any detail, there are 2 undeveloped pitches and they stated that they would be willing to sell the site to the Council to provide pitches.
4	Merston Phesantry (The Vardoe and Treetops), Bognor Road	2	0	0	0	2	0	The owner of Merston Phesantry and the Vardo said he no longer needs any further pitches. Further engagement is needed with residents living on Treetops.
11	Oaklands, Tower View Nursery (north)	1	0	0	0	1	1	No current need identified. Tower View Nursery North and Tower View Nursery South (Oaklands) are both owned by the same person. It is understood that he has an application in for three pitches but is happy to adjust the site layouts to accommodate extra pitches.

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
7	Tower View Nursery (south)	1	0	0	0	1	1	It was not possible to complete an interview on this site for the GTAA but contact was made with site owner during the completion of the pitch assessment. Tower View Nursery North and Tower View Nursery South (Oaklands) are both owned by the same person. It is understood that he has an application in for three pitches but is happy to adjust the site layouts to accommodate extra pitches.
TOTAL		14	-5	0	0	8	3	

Figure 5 – Outcomes of the detailed Pitch Deliverability Assessment for Chichester for unoccupied sites

Site Ref	Site Name	GTAA Need	Additional PDA Need	Current Pitch Need 2018-23	Current Need Met 2018-23	Future Need 2023-36	Future Need Met 2023-36	Notes
17	Kia Ora Nurseries (Land lying to the east of Nutbourne Park)	0	0	0	0	0	0	Site not yet developed therefore there is no need identified.
20	Land south of Green Orchards	0	0	0	0	0	0	Site has been sold to a property developer and is no longer a Traveller site
24	Land west of Harwood	0	0	0	0	0	0	Site not yet developed therefore there is no need identified.

6. Conclusions

- 6.1 This Pitch Deliverability Assessment has sought to identify the likely proportion of current need identified in the Chichester GTAA for the period 2018-23, and any further need that was identified during the pitch assessment process, that could be met on existing sites. The Assessment does not cover Travelling Showmen’s plots.
- 6.2 The table below provides a summary of the pitch assessment.

Figure 6 – Summary of Chichester Pitch Assessment Study (July 2021)

Planning Status	Current Need 2018-23	Future Need 2023-36	Total Need	Current Need Met	Future Need Met	Total Need Met	Residual Need
Meet Planning Definition	30	10	40	24	4	28 ²	12
Do not meet Planning Definition	1	0	1	1	0	1 ³	0
Undetermined	0	8	8	0	3	3 ⁴	5
TOTAL	31	18	49	25	7	32	17

- 6.3 Of the total of 32 pitches that the PDA has identified could meet identified need, 14 are for pitches that were identified in the GTAA and 18 were for further need identified during the completion of the PDA that was identified when the PDA was being completed.
- 6.4 The Assessment has concluded that, in principle, current need can be met for the following in Chichester for the period 2018-23 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
- » 24 of the 30 pitches identified as being needed for Gypsies and Travellers. When broken down 8 of the 24 pitches are to meet need identified in the GTAA and 16 are to meet additional need identified during the completion of the PDA.
- 6.5 The Pitch Deliverability Assessment has sought to identify the likely proportion of future need identified for households that met the planning definition of a Traveller in the Chichester GTAA for the period 2023-36. The amounted to a need for 10 Gypsy and Traveller pitches as a result of new household formation.
- 6.6 The Assessment has concluded that, in principle, future need can be met for the following in Chichester for the period 2023-36 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:

² 10 pitches to meet need identified in the GTAA, and 18 pitches to meet further need from PDA.

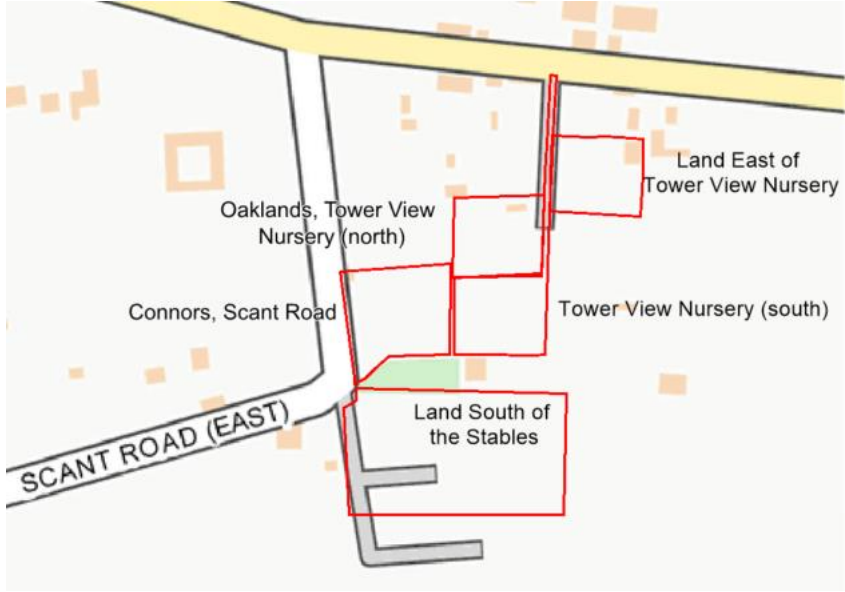
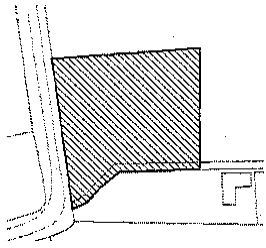
³ 1 pitch to meet need identified in the GTAA.

⁴ 3 pitches to meet need identified in the GTAA.

- » 4 of the 10 pitches identified as being needed for Gypsies and Travellers. When broken down 2 of the 4 pitches are to meet need identified in the GTAA and 2 are to meet additional need identified during the completion of the PDA.
- 6.7 The Assessment has also sought to identify the likely proportion of current and future need identified for households that did not meet the planning definition of a Traveller and for undetermined households in the Chichester GTAA for the periods 2018-23 and 2023-36. This amounted to a current need for 1 Gypsy and Traveller pitch for households that did not meet the planning definition, and a future need for 8 pitches for undetermined households.
- 6.8 The Assessment has concluded that, in principle, current need can be met for the following in Chichester for the period 2018-23 for households that did not meet the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
- » The 1 pitch identified in the GTAA as being needed for Gypsies and Travellers.
- 6.9 The Assessment has concluded that, in principle, future need can be met for the following in Chichester for the period 2023-36 for undetermined households through the intensification or expansion of existing sites and yards:
- » 3 of the 8 pitches identified in the GTAA as being needed for Gypsies and Travellers.
- 6.10 It is recommended that the Council consider the outcomes of this pitch deliverability assessment to contribute towards the requirements in Paragraph 10 of the PPTS in terms of the allocation of pitches to meet the 5-year and the identification of broad locations to meet the 6–15-year requirements. It is also recommended that the Council consider a criteria-based local plan policy to address any need from undetermined households; from windfall sites; and from bricks and mortar.
- 6.11 Paragraph 62 of the revised NPPF also now sets out that Councils should seek to address need for Travellers that do not meet the PPTS planning definition, and that this should be through other housing policies.
- 6.12 It is also recommended that the Council consider specific allocations for pitches on the sites that have been assessed in order to make a clear link between the need that has been identified and the sites that are in a position to potentially meet this need.

Appendix 1 – Site Assessment Matrices

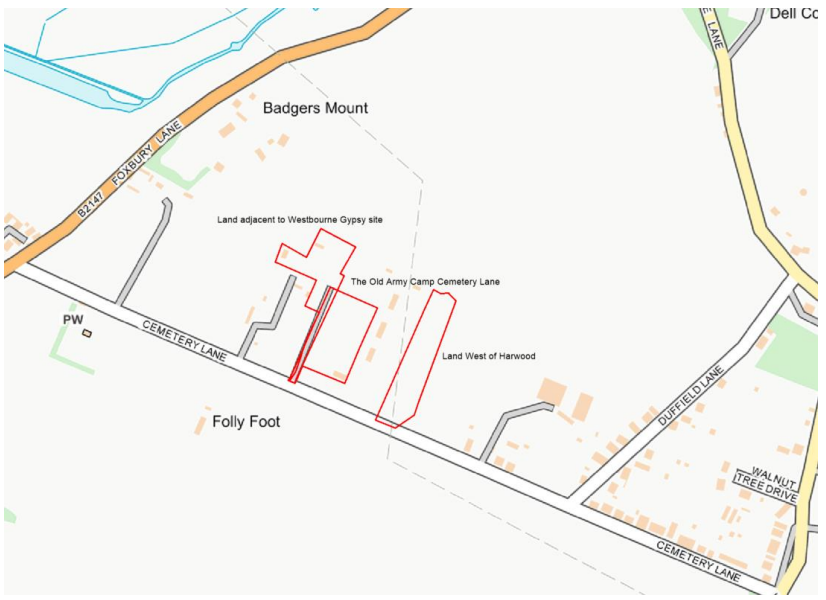

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	10
Site name and address	Connors, Scant Road East, West Ashling, Chichester, PO18 8UB
Site plan	
Site planning status	Authorised
Planning history	<p>08/00611/FUL - Use of land for extended settled gypsy accommodation comprising 3 no. mobile homes, 3 no. touring caravans and 3 no. utility blocks. There is a current planning application for one of the sites to increase the number of pitches from 3 to 12.</p> 
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	
Meet definition	6 (pitch need determined through pitch assessment)
Do not meet definition	0
Undetermined	0
Additional current and future needs	

Current need	6
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	6
Total pitch need 2023-2036	0
Site area	2799.36
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character and amenity	Intensification could be accommodated without adverse impact
Impact of site on amenity of local residents	Limited – no immediate settled neighbours In terms of the impact upon the wider settled community other applications have been refused in this area due to the cumulative impact of the existing and proposed sites. Whilst we have not yet won the argument on appeal it is clear from members that this is not an area where an intensification is acceptable. Following 1 committee refusal on Land SE of Tower View Nursery further applications on Newell’s Lane have been refused; partly to ensure the argument is not undermined and also due to the large number proposed resulting in a different scenario to the one already considered at appeal (where the argument was lost).
Site can provide visual and acoustic privacy	Yes
Environmental concerns	Foul water collection and drainage concerns – potential to contaminate the food chain/watercress beds to the south
Constraints on design and layout of the site	Unknown
Could the site meet current and future need?	Yes – based on the recent planning application.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	It was not possible to interview residents on this site but the recent planning application (19/02662/FUL) whilst refused permission, suggests that there is a need for additional pitches and that this could, in principle, be met on the existing site, and that the residents have the means to deliver these pitches.


Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	34
Site name and address	Greenacre (Land adjacent to Westbourne Gypsy Site), Cemetery Lane, Woodmancote
Site plan	
Site planning status	Authorised
Planning history	<p>16/03454/COU – Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each which would comprise 1 no. mobile home, 1 no. touring caravan, 1 no. utility building and associated works. Permit.</p> 

GTAA 2019 pitch number	2 (unimplemented at the time of the GTAA and now occupied by 6 households)
GTAA 2019 planning definition status	
Meet definition	6 (4 family members on adjacent public site)
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	4 (adult children doubled-up on adjacent public site)
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	4
Total pitch need 2023-2036	0
Site area	4345.51
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes

Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No – 900m
Impact of site on local character and amenity	Minimal – principal area sits at rear of established WSCC site with access through entrance of former Army Camp
Impact of site on amenity of local residents	Negligible
Site can provide visual and acoustic privacy	Yes
Environmental concerns	None
Constraints on design and layout of the site	Consider the relationship to WSCC site to the south
Could the site meet current and future need?	Yes
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No need to reconfigure, adequate space to meet need
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes 1 ½ acres available here to meet current and future need for 4 adult children doubled-up on the adjacent public site.

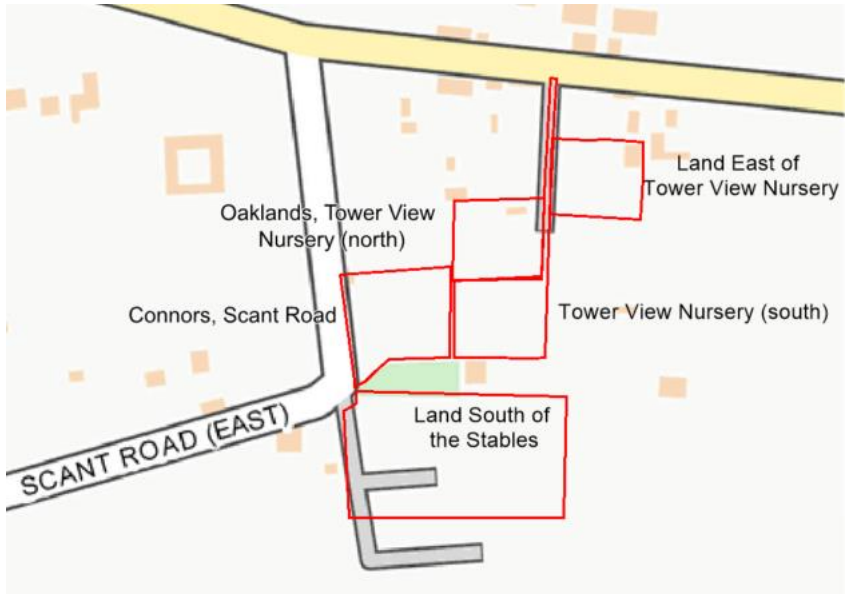
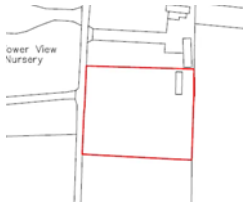
Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	19
Site name and address	Land at Lakeside Barn, Hunston Road, Hunston, Chichester, PO20 1NP
Site plan	
Site planning status	Authorised
Planning history	<p>13/03158/FUL – The use of land for the stationing of 3no. mobile homes and 1no. touring caravan for settled accommodation, the retention of access and formation of hard standing. Permit.</p> <p>11/00241/FUL – Temporary permission for use of land for stationing of an additional mobile home for settled accommodation until 16/2/2014 (in lieu of existing stables). Permit.</p> <p>10/04197/FUL – Retention of use of former agricultural barn to provide an ancillary area in connection with permitted use of the land for the stationing of 2no. mobile home and 1 touring caravan for settled (gypsy) accommodation for a temporary period expiring on 16 February 2014. Permit.</p>
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	
Meet definition	2
Do not meet definition	1
Undetermined	0
Additional current and future needs	

Current need	4 (from pitch assessment interview for family members)
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	4
Total pitch need 2023-2036	0
Site area	16456.2
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	Flood Zone 2
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Limited – views from east are open into the site. Dominant feature in this locality is adjacent electrical station.

Impact of site on amenity of local residents	Nothing immediate; glimpsed views only of site from nearby property
Site can provide visual and acoustic privacy	Yes
Environmental concerns	Potential for flooding from lake
Constraints on design and layout of the site	Electric Station to the south
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The owner is happy to have four more pitches on his site for his family which he can deliver.


Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	25
Site name and address	Oakfield (Land East of Tower View Nursery), West Ashling Road, Hambrook
Site plan	
Site planning status	Authorised
Planning history	<p>14/01267/FUL - Provision of four mobile home pitches for occupation by gypsy/travellers (as defined in Planning Policy for Traveller Sites) and erection of three timber-clad utility buildings.</p>  <p>Site has some 6 caravans on the land and occupation is unknown – currently the subject of enforcement action</p>
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	
Meet definition	4 (interviewed during pitch assessment)
Do not meet definition	0
Undetermined	0
Additional current and future needs	

Current need	2
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	2
Total pitch need 2023-2036	0
Site area	2021.46
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character and amenity	Minimal as the site is contained, although there is concern about the site being cramped and over developed already, which impacts on the character and amenity of the wider area.
Impact of site on amenity of local residents	Minimal In terms of the impact upon the wider settled community other applications have been refused in this area due to the cumulative impact of the existing and proposed sites. Whilst we have not yet won the argument on appeal it is clear from members that this is not an area where an intensification is acceptable. Following 1 committee refusal on Land SE of Tower View Nursery further applications on Newell's Lane have been refused; partly to ensure the argument is not undermined and also due to the large number proposed resulting in a different scenario to the one already considered at appeal (where the argument was lost).
Site can provide visual and acoustic privacy	Yes
Environmental concerns	Foul drainage [as previously stated for sites in this locality]
Constraints on design and layout of the site	Site access and relationship to adjoining development
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. The owner stated that he can accommodate and deliver an additional 2 pitches to meet the needs of his growing family.


Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	17
Site name and address	Kia Ora Nurseries (Land to the east of Nutbourne Park), Main Road, Nutbourne
Site plan	
Site planning status	Authorised
Planning history	12/02077/FUL – The use of land for the stationing of caravans for residential purposes for 2 no. gypsy pitches together with the formation of hardstanding and utility/day rooms ancillary to that use. Refuse. Allowed on appeal.
GTAA 2019 pitch number	2 – site unimplemented still
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	0
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	0
Total pitch need 2023-2036	0
Site area	1706.51
Site ownership	Private

DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	Yes - AONB
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	
	Minimal – not visible from public advantage points Potential to undermine AONB landscape
Impact of site on amenity of local residents	
	Nearby residential mobile home site shares access to the site
Site can provide visual and acoustic privacy	
	Yes
Environmental concerns	
	None
Constraints on design and layout of the site	
	Shared access – impact on setting of the AONB

Could the site meet current and future need?	Unknown. Site is vacant/unimplemented at the moment
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Site is vacant/unimplemented


Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	27
Site name and address	Meadow View Stables, Land North of Recreation Ground, Monks Hill, Westbourne, PO10 8SX
Site plan	
Site planning status	Authorised
Planning history	<p>14/04206/FUL – Material change of use of land for stationing of caravans for residential occupation with associated hard standing and utility block. Refuse. Granted on appeal.</p> <p>20/00785/FUL - Change of use of land for use as extension to Gypsy caravan site for the stationing of 6 additional caravans, including 3 pitches, each pitch consisting of 1 no. mobile home, 1 no. touring caravan and a utility building together with laying of hardstanding. Refused 21.10.2020</p>
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	0
5-year need	2

NHF year 6+	1
Total pitch need 2018-2023	2
Total pitch need 2023-2036	1
Site area	1292.25
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	
Impact of site on amenity of local residents	Potential landscape impact in views from the north/SDNP and encroachment into the open rural area
Site can provide visual and acoustic privacy	None
Site can provide visual and acoustic privacy	Yes

Environmental concerns	None
Constraints on design and layout of the site	Potential for adverse impact on setting of SDNP
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Application submitted for three extra pitches to meet identified need. Can be delivered immediately if appeal is allowed.

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	20
Site name and address	Land south of Green Orchards, Inlands Road, Nutbourne
Site plan	 <p>The site plan shows a rectangular plot of land outlined in red, labeled 'Land South of Green Orchards'. This plot is situated between Worcester Dr and Priors Orchard to the west and Inlands Road to the east. To the south of the plot is Main Road (A259). Other nearby streets include Belmont Place to the northwest. The map also shows a road labeled 'op)' near the bottom left corner.</p>
Site planning status	Authorised
Planning history	<p>14/01678/FUL – Full application for demolition of existing stable/store and proposed change of use land to provide 2 additional mobile home pitches and one additional utility building for settled gypsy accommodation (total 5 pitch site) revised application further to permission granted under SB/13/03608/FUL for proposed change of use of land to three pitch site comprising stationing of three mobile homes for settled gypsy accommodation and the construction of three associated utility buildings. Permitted. 13/03608/FUL – Proposed change of use of land to three pitch site comprising the stationing of three mobile homes for settled gypsy accommodation and the construction of three associated utility buildings. Permit.</p> <p>Temporarily in use by developer as compound for the adjoining development. There is a potential that this site may be lost to settled housing if the developer can provide an alternative site to accommodate the lost pitches.</p>
GTAA 2019 pitch number	5
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	0

Undetermined	0
Additional current and future needs	
Current need	0
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	0
Total pitch need 2023-2036	0
Site area	4281.62
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	No
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	

Impact of site on local character and amenity	Land use is as odds with the surrounding development following the loss of the caravan and campsite to the west
Impact of site on amenity of local residents	Severe – narrow access and settled accommodation to all boundaries
Site can provide visual and acoustic privacy	Limited opportunity to secure this
Environmental concerns	Noise and disturbance potential.
Constraints on design and layout of the site	Tightly enclosed by settled accommodation and limited site access
Could the site meet current and future need?	n/a
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Site has been sold to a property developer.

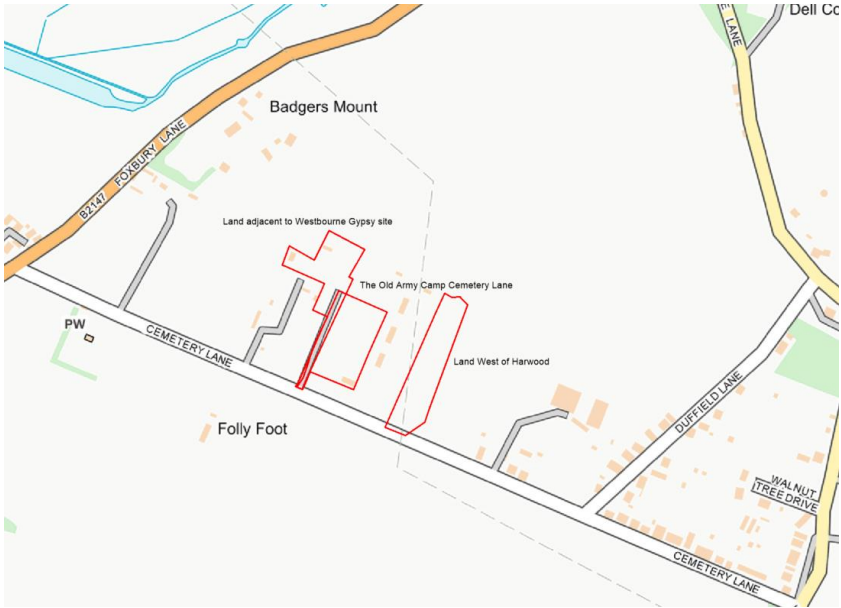
Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	29
Site name and address	Land south of the Stables, Scant Road East, Hambrook, PO18 and 3 West Ashling Road
Site plan	
Site planning status	Authorised
Planning history	<p>16/03256/FUL – Erection of 12 no. stables, tack room, pole barn, toilet and showers, hardstanding, access gate and the addition of 3 no. mobile homes for gypsy/travellers. Refuse. 15/02504/FUL – Change of use of land from equestrian to half equestrian and residential gypsy and traveller site for 10 caravans with the erection of barn and 2no. stable buildings. Refuse. Appeal allowed. 08/00611/FUL – Use of land for extended settled gypsy accommodation comprising 3 no. mobile homes, 3 no. touring caravans and 3no. utility blocks. Permit.</p> <p>It is reported that there is 17 caravans on the land and enforcement action is pending.</p>
GTAA 2019 pitch number	10
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	0
Undetermined	4 (other pitches appear to be occupied by non-Travellers)
Additional current and future needs	

Current need	0
5-year need	0
NHF year 6+	1 undetermined
Total pitch need 2018-2023	0
Total pitch need 2023-2036	1 undetermined
Site area	7709.27
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character and amenity	Over development of the site to the detriment of the previously quiet countryside setting detached from large scale 'residential' development
Impact of site on amenity of local residents	Loss of privacy, increased traffic movement, multiple residential activities. Concerns about cumulative impact upon the settled community.
Site can provide visual and acoustic privacy	Yes
Environmental concerns	Foul drainage [as previously stated for this location]
Constraints on design and layout of the site	Infrastructure provision Close proximity of other traveller development – lack of integration
Could the site meet current and future need?	Unknown
Could the site only meet current need?	Unknown
Can the configuration of the site be altered to meet future need?	Unknown
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unknown. The site was visited and it was possible to determine that 4 pitches are occupied by Travellers and that there are a large number of park homes on land at the rear of the established four pitches that look to be occupied by non-Travellers.

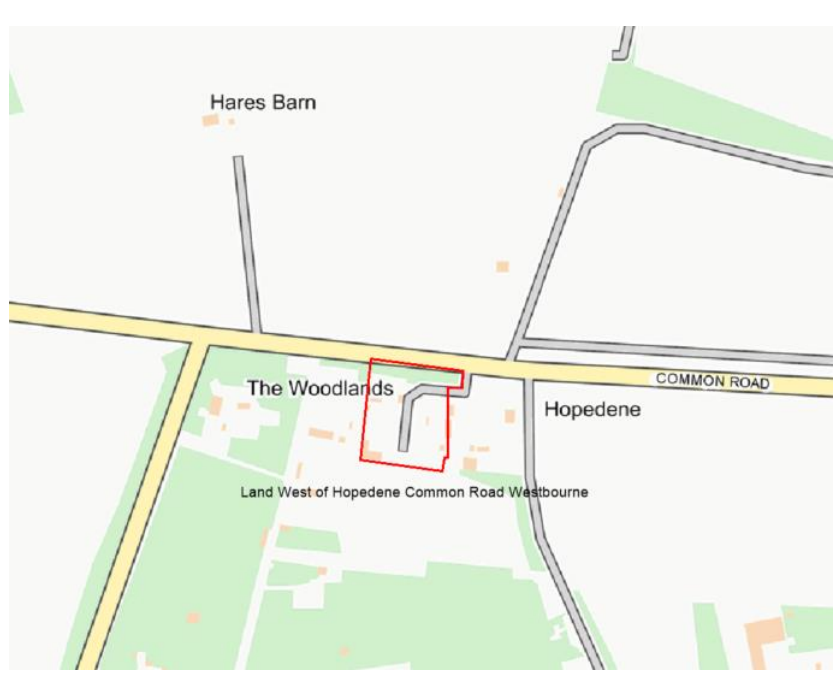
Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	24
Site name and address	Land west of Harwood, Cemetery Lane, Westbourne
Site plan	 <p>The site plan map shows the location of the site (Land West of Harwood) in relation to Cemetery Lane, Badgers Mount, and other local features like Folly Foot and The Old Army Camp Cemetery Lane. The site is highlighted in red on the map.</p>
Site planning status	Authorised
Planning history	<p>14/01217/FUL – Provision of 5no. gypsy and traveller pitches. Refused.</p> <p>WE/14/01217/FUL (Appeal APP/L3815/W/15/3005107) – ALLOWED</p> <p>16/01614/DOC - Discharge of conditions 5, 6, 7, 8, 10 and 11 from planning permission 14/01217/FUL - materials, foul water, landscaping, gate and fencing, waste, and recycling and external</p> <p>18/00464/DOC - Discharge of condition 6</p>
GTAA 2019 pitch number	5 (pitches not yet developed but understood to have been implemented)
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	0
5-year need	0

NHF year 6+	0
Total pitch need 2018-2023	0
Total pitch need 2023-2036	0
Site area	7680.73
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	No – 950m
Impact of site on local character and amenity	
Impact of site on local character and amenity	Minimal – increased traffic turning from Foxbury Lane into unmade Cemetery Lane – concerns about adverse impact upon cemetery and chapel

Impact of site on amenity of local residents	Minimal
Site can provide visual and acoustic privacy	Yes
Environmental concerns	None
Constraints on design and layout of the site	None
Could the site meet current and future need?	n/a - site not yet developed
Could the site only meet current need?	n/a - site not yet developed
Can the configuration of the site be altered to meet future need?	n/a - site not yet developed
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	n/a - site not yet developed

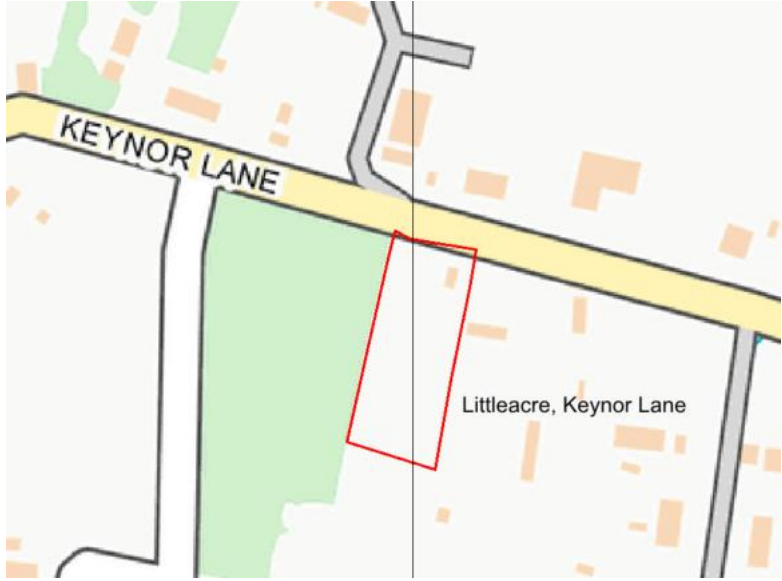

(Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	21
Site name and address	The Paddocks (Land West of Hopedene), Common Road, Westbourne, PO18 8UP
Site plan	
Site planning status	Authorised
Planning history	13/03787/FUL - Proposed change of use of land to form 12 no. pitch site comprising the stationing of 12 no. mobile homes for settled gypsy accommodation.
GTAA 2019 pitch number	12 (including 2 double pitches)
GTAA 2019 planning definition status	
Meet definition	3
Do not meet definition	0
Undetermined	7
Additional current and future needs	
Current need	3
5-year need	2
NHF year 6+	2 (+2 undetermined)
Total pitch need 2018-2023	5
Total pitch need 2023-2036	2 (+2 undetermined)

Site area	7226.1
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	No
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes
ENVIRONMENTAL IMPACTS	
Impact of site on local character and amenity	Minimal
Impact of site on amenity of local residents	Negligible
Site can provide visual and acoustic privacy	Yes
Environmental concerns	None

<p>Constraints on design and layout of the site</p>	<p>TPO woodland to the west</p>
<p>Could the site meet current and future need?</p>	<p>Possibly – see below.</p>
<p>Could the site only meet current need?</p>	<p>Possibly – see below.</p>
<p>Can the configuration of the site be altered to meet future need?</p>	<p>Possible – see below.</p>
<p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p>	<p>Whilst it was not possible to complete interviews with households on all pitches, it was possible to determine that some of this site may be occupied by non-Travellers. This could present an opportunity to fee up additional space on the site to meet current and future need.</p> <p>However, at this stage it has not been possible to determine how many additional pitches could be accommodated on the site.</p>


Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	23
Site name and address	Littleacre, Keynor Lane, Sidlesham, Chichester, PO20 7NL
Site plan	
Site planning status	Authorised
Planning history	<p>14/00884/FUL - The proposed re-siting of existing mobile home, proposed additional 6 pitch site including the provision of utility buildings for settled gypsy accommodation, re-positioning and widening of existing access following removal of existing stables and hay barn.</p> 

GTAA 2019 pitch number	6
GTAA 2019 planning definition status	
Meet definition	2
Do not meet definition	2
Undetermined	2
Additional current and future needs	
Current need	0
5-year need	0
NHF year 6+	3 - 2 x meet definition and 1 x undetermined
Total pitch need 2018-2023	0
Total pitch need 2023-2036	3 - 2 x meet definition and 1 x undetermined
Site area	4014.91
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes

GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Limited
Impact of site on amenity of local residents	Limited
Site can provide visual and acoustic privacy	Yes
Environmental concerns	None
Constraints on design and layout of the site	Site size may impact capacity
Could the site meet current and future need?	The site does not appear to have been set out in line with the site plan that was permitted under 14/00884/FUL. As such there are still 2 pitches that have not yet been developed to meet future need from households living on this site.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Whilst the residents on this site refused to discuss their site, there are 2 undeveloped pitches and they stated that they would be willing to sell the site to the Council to provide pitches.



Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	14
Site name and address	Maytrees (Adjacent to Priors Leaze Bungalow), Hambrook, Chichester, PO18 8RQ
Site plan	
Site planning status	Authorised
Planning history	10/05577/FUL - Continuation of use of land as a single private gypsy plot.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	0
5-year need	0
NHF year 6+	2
Total pitch need 2018-2023	0
Total pitch need 2023-2036	2
Site area	258.9
Site ownership	Private

DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	
	Limited
Impact of site on amenity of local residents	
	Formed within garden of adjoining dwelling for a family member
Site can provide visual and acoustic privacy	
	Yes
Environmental concerns	
	None
Constraints on design and layout of the site	
	Limited area of site
Could the site meet current and future need?	
	No. Not without utilising land outside of the immediate ownership of the family on site.

Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The site could not accommodate more pitches without more land being available.

Chichester Gypsy & Traveller Site Deliverability Assessment


SITE BACKGROUND	
Site reference	6
Site name and address	Melita Nursery, Chalk Lane, Sidlesham, Chichester, PO20 7LW
Site plan	
Site planning status	Authorised/Unauthorised
Planning history	<p>Since the completion of the GTAA the ownership of various areas of this site have changed, and a number of new applications have been submitted. The planning history below sets out the current situation on what are now understood to be 4 separate sites at Melita Nursery, along with 2 former pitches that now have permission for bricks and mortar dwellings.</p>  <p>Original Site</p>

	<p>05/00563/FUL – 4no. mobile homes. REFUSED. Appeal Allowed.</p> <p><u>Former Pitches 2 and 3 (now bricks and mortar)</u></p> <p>20/01966/ELD - use of a building as a single dwelling – APPROVED.</p> <p>20/01967/ELD - use of a building as a single dwelling – APPROVED.</p> <p>20/02566/FUL – Erection of 2 no. replacement single storey dwellings and car ports [units 3 & 4] – APPROVED.</p> <p>21/00356/FUL - Erection of 2 replacement single storey dwellings following removal of existing 2 no. dwellings. Alternative scheme to that approved under application SI/20/02566/FUL – APPROVED.</p> <p><u>Former Pitch 4</u></p> <p>19/03112/FUL – Change of use of land to rear of dwelling for siting of residential caravans for 7 no. pitch Gypsy Traveller site with associated development (hard standing and 3no. utility buildings) - REFUSED. Appeal in progress.</p> <p>20/01470/FUL - use of land to mixed use for siting of residential caravans for 3 no. pitch Gypsy Traveller site [unit 3] – REFUSED. Appeal in progress.</p> <p>20/02735/ELD - use of a building as a single dwelling-house - REFUSED. Appeal in progress.</p> <p>21/01619/ELD - Existing lawful development for change of use to a single dwelling-house - UNDER CONSIDERATION.</p> <p><u>New Site – Land adjacent to Melita Nursery</u></p> <p>20/01330/FUL - Change of use of land to traveller’s caravan site consisting of 2 no. pitches – APPROVED.</p> <p><u>New Site – Melita Nursery</u></p>
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	<p>20/01331/FUL - Change of use of land to Gypsy and Traveller caravan site consisting of a single pitch – APPROVED.</p> <p>21/01234/FUL - Change of use of land to Gypsy and Traveller caravan site consisting of a single pitch, 1 no. mobile home and 1 no. utility dayroom (alternative layout and access arrangement to the scheme approved under application SI/20/01331/FUL) – UNDER CONSIDERATION.</p>
GTAA 2019 pitch number	4 (now understood to be 5 pitches with permanent planning permission, 1 unauthorised pitch, and 2 bricks and mortar dwellings.
GTAA 2019 planning definition status	
Meet definition	4 (now 6)
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	1 (was a doubled-up household but now an unauthorised pitch)
5-year need	1 (now 0 as the household has vacated the site)
NHF year 6+	0
Total pitch need 2018-2023	2 (now 1)
Total pitch need 2023-2036	0
Site area	14715.76
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No

Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	A significant intensification of vehicular movement on the single-track highway would give rise to disruption in this rural setting characterised by sporadic residential development and horticultural uses
Impact of site on amenity of local residents	Density of accommodation previously proposed is out of character and would undermine the tranquillity enjoyed by existing residents but some increase is considered acceptable
Site can provide visual and acoustic privacy	Yes. The principal area of the site is set back from the highway but shares a sensitive boundary with an extant dwelling house and a dwelling house that front the highway
Environmental concerns	None
Constraints on design and layout of the site	The owners have certificates of lawfulness relating to the loss of 2 pitches to dwelling houses. Settled housing could be developed within the site.
Could the site meet current and future need?	Yes – subject to the outcomes of forthcoming appeals (See planning history sections above).
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes

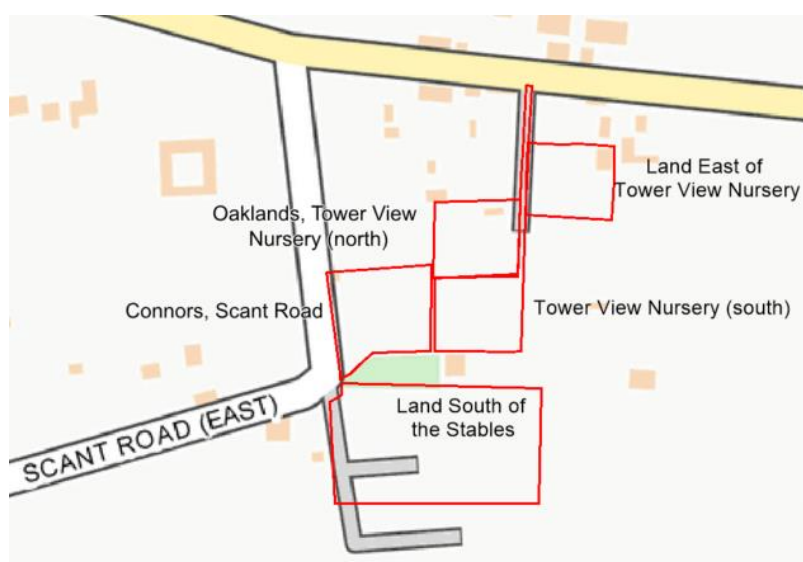
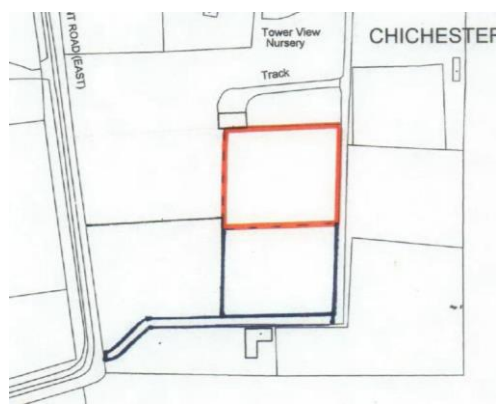
Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	4
Site name and address	Merston Phesantry (The Vardoe and Treetops), Bognor Road, Merston, Chichester, PO20 6EH
Site plan	 <p>The map shows a site plan for Merston Phesantry (The Vardoe and Treetops). The site is outlined in red and is situated between Kives Farm to the west and Bognor Road (A259) to the east. Green Lane runs south from the site. The map also shows a water body to the north and various buildings and structures in the area.</p>
Site planning status	Authorised
Planning history	<p>03/01199/FUL - Variation of condition no. 3 of 1992 appeal decision (CON 1768) to increase number of gypsy mobile homes from 4 to 8. Application 08/01399/FUL allowed the removal of personal occupancy conditions as set out in condition no. 1 on planning permission O/02/01634/FUL, condition no. 1 on O/03/00735/FUL and condition no. 1 on O/03/01199/FUL to allow occupation of caravans by gypsies and travellers.</p> <p>1992 - appeal decision grants pp for a caravan site. There is no condition limiting its use to gypsy and travellers – just named individuals.</p> <p>2002 – pp granted for change in per. Occupancy of units 1, 3 & 4</p> <p>2003 – pp granted to increase the number of pitches from 4 to 7 and conditioned the occupancy of units 5, 6, 7 & 8</p> <p>2008 pp – controls plots 1-8 as gypsy and traveller pitches. This decision relates to the 1:1250 Location and 1:500 block plans. Neither plan shows the plots numbered within the site.</p> <p>NOTE: The occupancy of the site by gypsy and travellers is limited to 8 pitches [we do not know where on the site – spread over two parcels of land – these are located]. Also, the site as a whole has a lawful and unfettered use as a caravan site as granted in 1992.</p>

GTAA 2019 pitch number	8 (1 vacant pitch)
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	2
Undetermined	5
Additional current and future needs	
Current need	0 (was 3 in the GTAA but no longer needed)
5-year need	0
NHF year 6+	2 x undetermined
Total pitch need 2018-2023	0 (was 3 in the GTAA but no longer needed)
Total pitch need 2023-2036	2 x undetermined
Site area	4566.34
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown

Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Unknown
Impact of site on local character and amenity	Limited
Impact of site on amenity of local residents	Limited
Site can provide visual and acoustic privacy	Yes
Environmental concerns	Yes
Constraints on design and layout of the site	Physical capacity of the site. Presence of other caravans unrestricted to gypsy and traveller occupation
Could the site meet current and future need?	Merston Pheantry and the Vardo are in separate ownership to Treetops, they are not conditioned for G&T occupation.
Could the site only meet current need?	The owner of Merston Pheantry and the Vardo said he does not want or need any further pitches. Further engagement is needed with residents living on Treetops.
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The owner of Merston Pheantry and the Vardo said he no longer needs any further pitches. Further engagement is needed with residents living on Treetops.

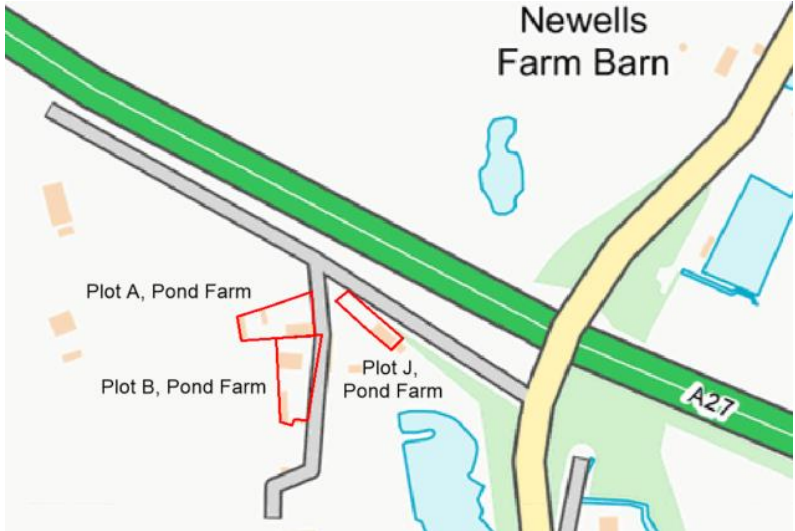
Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	11
Site name and address	Oaklands (Tower View Nursery North), West Ashling Road, Chichester, PO18 8UD
Site plan	
Site planning status	Authorised
Planning history	<p>08/03702/FUL - Use of land for extended settled gypsy accommodation comprising 3 no. mobile homes, 3 no. touring caravans and 3 no. utility blocks.</p> 
GTAA 2019 pitch number	3
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	0

Undetermined	3
Additional current and future needs	
Current need	0
5-year need	0
NHF year 6+	1 undetermined
Total pitch need 2018-2023	0
Total pitch need 2023-2036	1 undetermined
Site area	2041.25
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character and amenity	Minimal – located in a central position to other developments; potential for adverse impact on long distance views when viewed from the Newells Lane crossing over the A27 to the south
Impact of site on amenity of local residents	Minimal. As per the other sites in this location, concern about the cumulative impact of sites on the settled community.
Site can provide visual and acoustic privacy	Yes, other than that stated above
Environmental concerns	Foul water drainage has potential to pollute the watercress beds [food chain] to the south east if not properly delivered/maintained
Constraints on design and layout of the site	Limited access and poor relations with adjoining owner
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	It was not possible to complete an interview on this site for the GTAA but contact was made with site owner during the completion of the pitch assessment. Tower View Nursery North (Oaklands) and Tower View Nursery South are both owned by the same person. It is understood that he has an application in for three pitches but is happy to adjust the site layouts to accommodate extra pitches.

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	18
Site name and address	Plot B, Pond Farm, Newells Lane, West Ashling, PO18 8DF
Site plan	
Site planning status	Authorised
Planning history	12/02732/FUL - Removal of condition 3 attached to appeal decision reference APP/L3815/A/33/2153947 (LPA reference CH/10/04468/FUL) to allow permanent permission for the use of the land as a single pitch gypsy site. Appeal Ref: APP/L3815/A/13/2206796. Permanent personal permission.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	0
5-year need	0
NHF year 6+	1
Total pitch need 2018-2023	0
Total pitch need 2023-2036	1
Site area	1017.6
Site ownership	Private

DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	No – 900m
Impact of site on local character and amenity	
	Traffic movement and increased activity on the bridleway has had an adverse impact for users seeking to exercise horses or walking along its length. There is a perception of closing a rural gap.
Impact of site on amenity of local residents	
	Minimal or none. Reduced visual amenity and openness in this rural setting through the introduction of structures and residential paraphernalia and activity
Site can provide visual and acoustic privacy	
	Visual privacy can be secured. The main cause of noise is the A27 to the north and there is no acoustic barrier between the highway and the site
Environmental concerns	
	The pond remains a designated SNCI although there are no recent habitat records. Great Crested Newts have been found in the property immediately to the south of the southern bridle way; but no sightings {that

	I am aware of} have been made on Plots adjoining the pond. CDC Wildlife and Ecology Officer has been working with Plot J and installing bat boxes on site
Constraints on design and layout of the site	TPO trees Limited width of access
Could the site meet current and future need?	Unable to contact owner
Could the site only meet current need?	Unable to contact owner
Can the configuration of the site be altered to meet future need?	Unable to contact owner
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unable to contact owner

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	33
Site name and address	Plot J Pond Farm, Newells Lane, West Ashling, PO18 8DF
Site plan	
Site planning status	Authorised
Planning history	16/02894/FUL – Variation of Condition 2 of planning permission. CH12/00458/COU – to make the temporary permission permanent. Permitted. CH12/00458/COU. Undetermined. 12/00458/COU – Change of use of land to a private gypsy and traveller caravan site comprising one mobile home and associated works. Refuse. Appeal allowed.
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	1
5-year need	0
NHF year 6+	1
Total pitch need 2018-2023	1
Total pitch need 2023-2036	1
Site area	734.21
Site ownership	Private

DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	No – 900m
Impact of site on local character and amenity	
	Traffic movement and increased activity on the bridleway has had an adverse impact for users seeking to exercise horses or walking along its length. There is a perception of closing a rural gap.
Impact of site on amenity of local residents	
	Minimal or none. Reduced visual amenity and openness in this rural setting through the introduction of structures and residential paraphernalia and activity
Site can provide visual and acoustic privacy	
	Visual privacy can be secured. The main cause of noise is the A27 to the north and there is no acoustic barrier between the highway and the site
Environmental concerns	
	The pond remains a designated SNCI although there are no recent habitat records. Great Crested Newts have been found in the property immediately to the south of the southern bridle way; but no sightings {that

	I am aware of} have been made on Plots adjoining the pond. CDC Wildlife and Ecology Officer has been working with Plot J and installing bat boxes on site
Constraints on design and layout of the site	TPO trees Limited width of access
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Owner stated that he has sufficient land on the site to meet current and future need.

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	31
Site name and address	Pond Cottage, Plot A Pond Farm, Newells Lane, West Ashling, PO18 8DD
Site plan	<p>The site plan map shows the location of the site relative to Newells Farm Barn and the A27 road. Three plots are highlighted in red: Plot A, Plot B, and Plot J, all located at Pond Farm. The A27 road runs diagonally across the bottom right of the map.</p>
Site planning status	Authorised
Planning history	<p>19/02880/FUL – proposed use of land as a traveller’s caravan site consisting of 2no. pitches. Resolution to permit made by committee 18.11.20.</p> <p>19/00304/FUL – Proposed travellers caravan site consisting of 2no. pitches. Refuse. Appeal withdrawn</p> <p>10/04417/COU – Stationing of 1no. mobile home for settled gypsy accommodation. Refuse. Appeal allowed.</p> <p>08/00901/FUL – Retention of a mobile home for occupation by a gypsy for a temporary period of 2 years. Refuse. Appeal withdrawn.</p> <p>06/02440/COU – Stationing of 1no. residential caravan for Gypsy settled accommodation. Refuse.</p>
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	1
5-year need	0

NHF year 6+	0
Total pitch need 2018-2023	1
Total pitch need 2023-2036	0
Site area	926.08
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	Within 65 metres - position tbc
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	No – 900m
Impact of site on local character and amenity	
Impact of site on local character and amenity	Traffic movement and increased activity on the bridleway has had an adverse impact for users seeking to exercise horses or walking along its length. There is a perception of closing a rural gap. Increase of 1 pitch considered to be acceptable but made clear at committee this would not mean further pitches would be acceptable.

Impact of site on amenity of local residents	Minimal or none. Reduced visual amenity and openness in this rural setting through the introduction of structures and residential paraphernalia and activity
Site can provide visual and acoustic privacy	Visual privacy can be secured. The main cause of noise is the A27 to the north and there is no acoustic barrier between the highway and the site
Environmental concerns	The pond remains a designated SNCI although there are no recent habitat records. Great Crested Newts have been found in the property immediately to the south of the southern bridle way; but no sightings {that I am aware of} have been made on Plots adjoining the pond. CDC Wildlife and Ecology Officer has been working with Plot J and installing bat boxes on site
Constraints on design and layout of the site	TPO trees. Limited width of access
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. Owner stated that he has sufficient land on the site to meet current and future need.


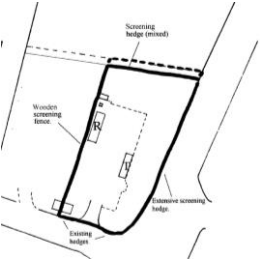
Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	12
Site name and address	Sunrise (Adjacent to Southbourne Farm Shop), Main Road, Southbourne, Chichester, PO10 8JN (also known as Applecross)
Site plan	
Site planning status	Authorised
Planning history	<p>09/04908/FUL- Removal / variation of conditions 1 and 5 from Planning Permission SB/04/01343/FUL to allow for the use of the site by any person falling within the definition of a gypsy as set out in Circular 01</p> <p>19/00251/FUL - Variation of condition to apply to Michael Connors and dependants - variation of condition 2 of planning permission SB/04/01343/FUL - To allow the stationing of 3 no. caravans including no more than 2 no. static caravans. Withdrawn 22.04.2020</p>
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	1
5-year need	1
NHF year 6+	0

Total pitch need 2018-2023	2
Total pitch need 2023-2036	0
Site area	576.7
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	Yes - AONB
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	
Impact of site on local character and amenity	Negligible. The site is established between the edge of settlement houses and buildings of the adjoining farm shop; and is well screened from public views
Impact of site on amenity of local residents	Vehicular Access to the farm shop used to be shared with Sunrise but a new access now serves the farm shop. However, there is a private

	<p>covenant between the two parcels of land which gives a pedestrian easement over land at Sunrise.</p> <p>Sunrise has 'informally' redirected the adjacent PROW which has been the source of complaint to WSCC and CDC. Prior to this, the PROW went through the Site</p>
Site can provide visual and acoustic privacy	Yes - but in the circumstances described above, it does not share a boundary with another residential user and has a commercial use to the east
Environmental concerns	None
Constraints on design and layout of the site	PROW to the west; pedestrian right of way over the land. Within the AONB
Could the site meet current and future need?	No
Could the site only meet current need?	Yes
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	<p>Whilst it was not possible to complete an interview with the site owner, it was confirmed from the GTAA that a pitch is needed for an adult child and a teenager. An application was submitted for an additional pitch and was subsequently withdrawn. It is understood that the application is due to be submitted with a revised site layout. No further development is expected to be possible as this is a small site.</p>



Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	3
Site name and address	The Hawthorns, Clayton Lane, Bracklesham Bay, Chichester, PO20 8JQ
Site plan	
Site planning status	Authorised
Planning history	<p>Appeal Ref: APP/L3815/A/05/1184913. Personal permission and resident dependants. 03/00338/COU</p> 
GTAA 2019 pitch number	1
GTAA 2019 planning definition status	
Meet definition	1
Do not meet definition	0
Undetermined	0
Additional current and future needs	
Current need	1

5-year need	1
NHF year 6+	1
Total pitch need 2018-2023	2
Total pitch need 2023-2036	1
Site area	1140.94
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	
	Negligible - the site sits behind an established hedgerow

Impact of site on amenity of local residents	The site adjoins two other gypsy and traveller sites and is separated from settled dwelling houses by a highway and track to the west
Site can provide visual and acoustic privacy	Yes, but has sensitive boundaries with neighbouring pitches
Environmental concerns	None
Constraints on design and layout of the site	Limited site area; access track/road to the south and highway to the east
Could the site meet current and future need?	No
Could the site only meet current need?	Yes
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The site owner is confident that he can meet his current need on the existing site – but may struggle to meet the identified future need.

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	5
Site name and address	The Willows, Clayton Lane, Bracklesham Bay, Chichester, PO208JQ
Site plan	
Site planning status	Authorised
Planning history	<p>11/01459/COU – Variation of condition 1 and 2 of planning permission EWB/05/00984/COU to permit occupation of the site by person defined as Gypsy and travellers under Circular 01/06. Permit. 05/00984/COU – Use of land as caravan site for one gypsy family. Refuse. Appeal allowed.</p> <p>03/00338/COU – Private gypsy caravan site for one local gypsy family. Refuse. Appeal allowed. 98/02702/COU – Retrospective application for the siting of 2 residential caravans. Refuse. Appeal dismissed.</p>  <p>19/01855/FUL Minor extension of existing private gypsy site to allow provision of 1 no. additional static caravan – APPROVED 10/2019</p>
GTAA 2019 pitch number	1 – now approved for 2 pitches (19/01855/FUL)
GTAA 2019 planning definition status	
Meet definition	0

Do not meet definition	1
Undetermined	0
Additional current and future needs	
Current need	1 (does not meet definition)
5-year need	0
NHF year 6+	0
Total pitch need 2018-2023	1 (does not meet definition)
Total pitch need 2023-2036	0
Site area	1039.33
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes

Public transport route within 800m	Yes
Impact of site on local character and amenity	Negligible
Impact of site on amenity of local residents	The site adjoins other gypsy and traveller sites.
Site can provide visual and acoustic privacy	Yes - but has sensitive boundaries with neighbouring pitches
Environmental concerns	None
Constraints on design and layout of the site	Size of site
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	19/01855/FUL Minor extension of existing private gypsy site to allow provision of 1 no. additional static caravan – APPROVED 10/2019

Chichester Gypsy & Traveller Site Deliverability Assessment

SITE BACKGROUND	
Site reference	7
Site name and address	Tower View Nursery (south), West Ashling Road, Chichester, PO18 8UD
Site plan	<p>The site plan shows a map of the area around Tower View Nursery. A yellow road runs horizontally across the top. A grey road, labeled 'SCANT ROAD (EAST)', runs diagonally from the bottom left towards the center. Another grey road, labeled 'Connors, Scant Road', runs vertically from the center towards the top. Several areas are outlined in red: 'Oaklands, Tower View Nursery (north)' is a rectangular area in the upper center; 'Tower View Nursery (south)' is a larger rectangular area to the right of the center; 'Land East of Tower View Nursery' is a rectangular area to the right of the 'Tower View Nursery (south)'; and 'Land South of the Stables' is a rectangular area at the bottom center. There are also some orange squares scattered on the map.</p>
Site planning status	Authorised
Planning history	<p>06/03403/FUL - Use of land as settled gypsy accommodation, comprising 4 no. pitches (2 no. mobile homes, 2 no. caravans), 4 no. chalets and 2 no. utility blocks. There are already caravans in excess of that permitted and an application has been invited to regularise the breach.</p> <p>The diagram shows a site plan with a red outline of a rectangular area. Inside this area, there are several smaller rectangular shapes representing pitches. A 'Track' is shown at the top of the area, and a 'Utility' block is shown at the bottom left. The diagram is a simplified representation of the site layout.</p>
GTAA 2019 pitch number	4
GTAA 2019 planning definition status	
Meet definition	0
Do not meet definition	0
Undetermined	3 (1 pitch was unimplemented at the time of the GTAA)
Additional current and future needs	
Current need	0

5-year need	0
NHF year 6+	1 undetermined
Total pitch need 2018-2023	0
Total pitch need 2023-2036	1 undetermined
Site area	2637.04
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	Yes
Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No
Conservation Area	No
Flood zone	No
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Unknown
Sanitation available or capable of being provided	Unknown
Provision for surface water and storm water drainage	Unknown
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	No
Shops within 2km	Yes
Public transport route within 800m	Yes

Impact of site on local character and amenity	Minimal – located in a central position to other developments; potential for adverse impact on long distance views when viewed from the Newells Lane crossing over the A27 to the south
Impact of site on amenity of local residents	Despite dual access shown on approved plan only the access to the north is available which limits impact on settled community. As per other sites there is concern about the cumulative impact of sites on the settled community.
Site can provide visual and acoustic privacy	Yes
Environmental concerns	Foul water drainage has potential to pollute the watercress beds [food chain] to the south east if not properly delivered/maintained
Constraints on design and layout of the site	Narrow single-track access; poor relations with adjoining landowners to the south
Could the site meet current and future need?	Yes
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	It was not possible to complete an interview on this site for the GTAA but contact was made with site owner during the completion of the pitch assessment. Tower View Nursery North and Tower View Nursery South (Oaklands) are both owned by the same person. It is understood that he has an application in for three pitches but is happy to adjust the site layouts to accommodate extra pitches.

