



Gypsy and Traveller Sites Issues and Options

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PLANNING
FOR OUR FUTURE



Horsham District Local Development Framework

Gypsy and Traveller Sites Issues and Options

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Gypsy and Traveller Sites Issues and Options



CHAPTER 1: INTRODUCTION

The Local Development Framework

- 1.1** The Planning and Compulsory Purchase Act 2004 requires Local Authorities to prepare Local Development Documents that will make up the Local Development Framework (LDF) for the area. The LDF creates policies to satisfy the community's economic, environmental and social needs for the future of the District, where these have an impact on the use of land. The production of the LDF documentation is an ongoing process, and once published, the documents will be under continuous review.
- 1.2** The Council will prepare a number of Development Plan Documents (DPD). To date, a Core Strategy, a Site Specific Allocations of Land Document and a General Development Control Policies Document have been produced and submitted to the Secretary of State. The Council is also working on a number of Supplementary Planning Documents (SPD) which expand policies set out in a DPD to provide additional detail. The Local Development Framework also includes the Council's Statement of Community Involvement (SCI), which has also been submitted to the Secretary of State; the Local Development Scheme (LDS) which sets out the Council's programme or timetable for production of Local Development Documents (LDDs); and an Annual Monitoring Report (AMR) which assesses the implementation of the Local Development Scheme and the extent to which policies in the development plan documents are being achieved.
- 1.3** This document sets the Councils' strategy for dealing with the issue of providing both permanent and transit Gypsy and Traveller sites and forms part of the suite of LDF documents that aim to govern the long term spatial planning of the District, as set out within the Core Strategy.
- 1.4** The Core Strategy is the overarching document that outlines the long-term vision and spatial objectives for the District and includes strategic policies that are needed to deliver that vision. The Core Strategy is usually the first document to be produced as it guides all LDF policies. The Core Strategy includes policies for the broad locations required in the delivery of our housing allocation and strategic developments.
- 1.5** Within the Core Strategy, Policy CP17 sets out the broad intentions of the Council for the provision of suitable permanent and transit Gypsy and Traveller sites. The main principle of Policy CP17 is summarised as addressing the permanent accommodation needs of Gypsy and Traveller families within the District, either as extensions to existing sites



or through the identification of additional small-scale sites that have reasonable and sustainable access to facilities, including health and education. It is the intention that all sites are appropriately managed; preferably through private resources.

Gypsy and Traveller Sites DPD

- 1.6 Following the publication of the Government Circular 01/2006 and in conjunction with the Housing Act 2004, the Council now has a statutory obligation to identify and provide for the accommodation needs of Gypsies and Travellers. This document will deal with the allocation of land for such uses and the development of planning policies. In order to meet the Council's broader accommodation obligations, the Council as a whole, is working to develop a strategy to co-ordinate the delivery of land, homes and to ensure the management of sites. The Gypsy and Traveller Accommodation strategy document will outline the mechanisms for delivering actual accommodation through public means, should it be necessary and deal with issues such as site management. Its preparation will take regard of comments received from the LDF Issues and Options: Preliminary Consultation document (June 2004).
- 1.7 For the purpose of this document, Circular 01/2006 has defined Gypsy and Travellers as:
- “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such”***
- 1.8 This definition is worded to highlight a group who, therefore, have a specific land use requirement arising from their needs. The definition above is worded to include Gypsies and Travellers that may be currently living in traditional ‘bricks and mortar’ housing and also New Age Travellers, who form a significant minority group within the Gypsy and Traveller group. This document does not relate to travelling show people.
- 1.9 At the Issues and Options stage, this document will stop short of the assessment of sites; identification of suitable sites will begin following the findings of the accommodation needs survey, due to be completed towards the end of 2006. This document is the first step towards the allocation of Gypsy and Traveller sites and aims to inform and stimulate debate. Views are sought on a number of key issues that we believe are central to the planning of land provision for Gypsy and Travellers.

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It is important to remember that Local Planning Authorities are required to identify and meet the need of Gypsies and Travellers in their areas and the document will ultimately identify a site or sites which are suitable to meet any identified need. We are therefore seeking comments and advice on the key issues identified and whether there are any additional issues not included within the document that the Council ought to address. It is not intended to debate the principle of site allocations.

- 1.10** This Gypsy and Travellers sites document has been agreed for publication and 6 weeks of public consultation by the Council. Following receipt of comments on the Issues and Options, a Preferred Options document will be published for a further 6 week public consultation period. The Preferred Options document will outline a range of possible approaches in the light of any comments received at the Issues and Options stage and the level of need identified within the District. Finally, the Submission stage document will be published, containing this Council's choice of any necessary sites and a criteria-based policy for use in determining planning applications; a further 6 weeks of statutory representation will follow. Representations received at the Submission stage will be considered by the Planning Inspectorate during an Examination in Public to determine the 'soundness' or correctness the approach proposed.
- 1.11** For a timetable of publication dates and the anticipated adoption date of this document, please refer to the latest Local Development Scheme, which sets out the Council's intended timescales for the production of all LDF documents. The latest Local Development Scheme can be viewed on the Council's website at www.horsham.gov.uk/strategic_planning

Issues and Options consultation process

- 1.12** At this stage, the Council is aiming to provide a firm understanding of the issues facing Horsham District Council, following the publication of Circular 01/2006. The issues raised aim to stimulate public debate and represent an opportunity for all sectors of the community and stakeholders to respond and constructively direct the contents of the Preferred Options document.
- 1.13** For those wishing to submit comments or put a site forward for consideration (sites will need to be accompanied by a locational map and a map clearly showing the boundaries of the site), a comments form will need to be completed and submitted to the Council; additional copies of the comments form can be requested from the Council. Alternatively, comments can also be made on-line



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by visiting www.horsham.gov.uk/strategic_planning. The consultation period will run between 3 November 2006 and the 15 December 2006. All representations will be made publicly available and will be viewable on our website. Hard copies of the representations received will also be available to view at the Council Offices.

- 1.14** This document provides you with the opportunity to participate within the planning process and to shape the nature of the land use within your District; please take this opportunity.



CHAPTER 2: POLICY CONTEXT

Government Guidance

- 2.1** The Gypsy and Travellers Sites document works within the national land use planning policy framework, provided through the Planning and Compulsory Purchase Act (2004). Specific guidance is provided through a range of PPS and PPG documents, which set out the Government's national policies on different aspects of planning. The role of the planning system is seen as regulating the development and use of land in the public interest, especially through development plans. This document has been prepared in conformity with PPS12 – Local Development Frameworks and its companion guide 'Creating Local Development Frameworks'.
- 2.2** As part of the Council's LDF responsibilities, there exists a statutory requirement to provide for Gypsy and Travellers where their needs arise in terms of specific land use requirements. Circular 01/2006 – Planning for Gypsy and Traveller Caravan Sites (published in February 2006), represents the most relevant guidance available and now supersedes Circular 1/94 - Gypsy Sites and Planning. Circular 1/94 has been replaced due to its failure over the past decade to deliver adequate authorised permanent and transit sites for Gypsies and Travellers. The result has been increasing numbers of illegal encampments which are a social and financial liability, hampering good community relations. To help in the process of community involvement and the process of site identification, Circular 01/2006 has the objective of providing guidelines for local authorities to help alleviate, if not prevent, the negativities surrounding illegal encampments. The circular also aims to tackle the deprivation often experienced by Gypsy and Travellers and which has been directly linked to the poor levels of site provision historically provided.
- 2.3** It is now a requirement under the 2004 Housing Act (Section 225) that the Council carries out a Gypsy and Traveller accommodation needs assessment to direct a strategic approach in order to tackle a lack of suitable housing for Gypsy and Travellers. The Council, therefore, has the statutory obligation not only to provide suitable site provision, but also to ensure suitable housing is available. This Council, along with neighbouring authorities in West Sussex, will now work together to bring forward a robust County-wide accommodation needs survey to inform both site and housing provision. This document will deal only with the land use element of the Council's statutory requirement as set out within Circular 01/2006.



- 2.4 Regard is also given to ensuring conformity with the findings of the 'Common Ground: Equality, good race relations and sites for Gypsies and Irish Travellers' report published by the Commission for Racial Equality in 2006 and which sets out a range of voluntary standards / guidelines that public organisations should adopt.

Regional Spatial Strategy

- 2.5 Regional guidance in the form of the South East England Regional Assembly's submitted draft South East Plan (2006-2026) sets out the requirement that local authorities carry out their Gypsy and Traveller accommodation needs assessments as soon as practically possible to inform an early partial review of the South East Plan. The submitted South East Plan is reliant upon the former ODPM's (now Department for Communities and Local Government) bi-annual caravan count, which only distinguishes between caravans on authorised or unauthorised sites and does not address issues such as over-crowding; this is inadequate for the development of planning policies. Once completed, accommodation need assessments will inform a strategic review across the sub region by the South East England Regional Assembly, with an allocation set for each Local Authority. Shortly before the South East Plan was submitted in March 2006, new regulations set out the need to include information on the numbers of Gypsy and Traveller pitches required in the region. As it was not possible to include this data before the submission deadline, the Assembly has recently undertaken a consultation exercise on a partial review of the Plan to cover this issue.
- 2.6 The South East England Regional Assembly has already started work through an Officer task group, comprising representatives from each of the Local, Borough and County Authorities in the South East of England. The findings of the task group will then be used to inform policy creation and guidance at the regional scale. Further specific guidance is expected in mid 2007 and is expected to contain a proposed distribution of caravan pitches and site types for each Local Authority. The Submission stage version of this document will need to reflect this guidance through sufficient site provisions to ensure the document is considered 'sound' by the independent Planning Inspector.

The West Sussex Structure Plan

- 2.7 At the County level, the West Sussex Structure Plan (2001 – 2016) requires local authorities to make provision for the needs of Gypsies and Travelling show people where evidence suggests a need exists. The West Sussex Structure Plan represents the most recent articulation of regional planning policy in the County and is a material consideration.



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The Structure Plan requires that provision must be sensitively placed, especially so in the countryside and should be sustainable in terms of access to transport and amenities. Higher level guidance now excludes Travelling Showpeople from the consideration of this document.

The Core Strategy

- 2.8** The Horsham District Community Strategy visions are translated within The Core Strategy into spatial objectives for the District and aim to balance the need for additional development, with the needs of residents and those visiting the District. The spatial objectives form the basis of a set of core policies that are the proposed way of delivering the vision. The Core Strategy provides the context for the more detailed documents within the LDF folder, such as this document. This document has been produced in support of Core Strategy Policy CP17: Gypsy and Traveller Sites and is also linked to Policy CP6 – Strategic Location West and North West of Crawley as part of the work being undertaken in relation to the masterplanning for that development. The work being carried out will include an assessment of potential sites for Gypsies and Travellers within the defined ‘Area of Study’ for the Strategic Development Location West and North West of Crawley.
- 2.9** It is anticipated that the Gypsy and Traveller Sites document will be adopted prior to the completion of an early review of the Core Strategy, which will take into account the requirements of the emerging South East Plan and the period up to 2026. The scheduled Core Strategy review should begin in late 2008, with a likely adoption date sometime in 2011. As part of the Core Strategy review, Policy CP17 will be amended to take account of the adoption of the Gypsy and Traveller sites document.

Sustainability Appraisal / Strategic Environmental Assessment

- 2.10** In order to contribute to sustainable development each document in the LDF folder is tested by a Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) in order to assess and improve the sustainability of policies. Each document in the LDF folder is tested by a SA/SEA, in order to assess and improve the LDF’s contribution to sustainable development. The Core Strategy has already been tested by a SA/SEA and one will also be carried out for the Gypsy and Traveller Sites document. The SA/SEA tests policies in the document against a range of sustainability objectives and suggests mitigation measures that would improve the sustainability of the document.



- 2.11** At the Issues and Options stage, a scoping report has been prepared setting out how the SA/SEA of the Gypsies and Traveller document will be undertaken; this is set out within Appendix 2. The Scoping Report sets out a number of different options for the Gypsy and Traveller document that will need to be assessed.
- 2.12** The SA/SEA carried out on the Core Strategy, found Core Strategy Policy CP17 to be mostly negative in terms of sustainability due to the rural nature of many of the current Gypsy and Traveller sites and also in part, their nomadic lifestyle which is mostly reliant upon privatised motorised vehicles. However, whilst issues exist regarding the sustainability of Gypsy and Traveller sites, the relatively small numbers of Gypsy sites means that the overall impact on the District is likely to be small. This does not mean the Council is able simply to ignore sustainability issues should additional sites / pitches be required; sites close to existing centres and / or facilities will be favoured.

Horsham District Local Plan and General Development Control Policies

- 2.13** The policies and proposals of the adopted Horsham District Local Plan have been 'saved' for use in the determination of planning applications for three years until 2007 (or until replaced by the adopted Core Strategy), under the provisions of the Planning and Compulsory Purchase Act 2004. It is anticipated that the main policy provisions of the adopted Local Plan will be replaced before the adoption of this document, by the policies and proposals of the new Development Plan Documents currently under preparation; that is, The Core Strategy, Site Specific Allocations of Land, and the General Development Control Policies documents.
- 2.14** The General Development Control Policies document has a specific policy for use in the determination of planning applications for Gypsy and Traveller development (Policy DC37); regard will also be given to the other General Development Control policies as DC37 cannot be read in isolation. Following adoption of this document, the specific Gypsy and Traveller sites policy within the General Development Control Policies document is likely to be removed. At this stage, it is anticipated that a specific Gypsy and Traveller sites policy would not be needed in light of site provision; protection from inappropriate development will come from the remaining General Development Control Policies and from criteria based policies within the Submission stage document.



CHAPTER 3: BACKGROUND AND CONTEXT FOR THIS DOCUMENT

Introduction

3.1 The Council has been working steadily over the past few years, in partnership with neighbouring Authorities and West Sussex County Council, to tackle the issue of site provision for Gypsies and Travellers. This chapter sets out a summary of the data that the Council currently holds and which provides a statistical overview of Gypsy and Travellers within the District. Also included within this chapter is a summary of Gypsy and Traveller sites planning history within Horsham District and the broad aims of the accommodation needs assessment. This chapter, therefore, sets the context of the issues to be dealt with, in the absence of a completed County-wide accommodation needs assessment.

Annual caravan count

3.2 The bi-annual caravan count (January and July of each year) organised by central Government (DCLG) provides a simple count of the numbers of caravans on Council, private and unauthorised sites within each Local Authority; the full results for the County can be found in Appendix 3. There are a number of limitations to this data as issues, such as hidden households, overcrowding and future needs, are not highlighted; therefore, the data can only be used to establish the general trend of numbers of caravans within the District/County and cannot necessarily be used for predicting future need. For the purpose of this document and in the absence of a completed Gypsy and Traveller accommodation needs assessment, figures have been obtained for each of the seven Local Authorities within the administrative boundaries of West Sussex between January 2004 and January 2006 to help show the context that the needs assessment is working in.

3.3 In summary, the general trend for all site types, although varying year to year and between site classifications, has risen marginally within Horsham District. Within the overall increase in caravan numbers for the District, the figures show that as the number of caravans on authorised sites with planning permission has risen in recent years (both for private and socially rented caravans), the number of caravans on unauthorised sites has decreased, especially so on land not owned by Gypsies. There has been an increase in the number of 'tolerated' unauthorised caravans by the Council on land that is owned by the Gypsy community due to the shortage of site provision within the District. It is not considered responsible to take action against these



caravans as the residents will simply be forced to move, possibly onto private land. The Council's stance against privately owned, yet unauthorised sites is outlined within Chapter 4 of this document

- 3.4** Whilst the DCLG bi-annual caravan count provides only a snapshot of the number of caravans within a District Authority on two days of the year and cannot be used to identify specific needs, the link between an increase in authorised sites and a subsequent decrease in unauthorised sites is considered robust.

Horsham Travellers needs assessment 2004

- 3.5** During May, June and July 2004, Council Officers undertook a relatively simple Travellers Needs Survey to help identify the likely future needs of the Gypsy and Traveller community (Appendix 4). In total 38 households on 9 different sites were surveyed and it was revealed that there was a requirement for 23 additional pitches within the District. The required 23 additional pitches would address a need for 11 unauthorised units, 4 concealed households and the emergence of 8 new households. It is considered that the need for additional pitches remains and may have increased since the 2004 survey was carried out.
- 3.6** The survey also revealed that 30 of the 98 household members interviewed were under the age of 15 years, confirming that additional site provision would be likely to be required over the next decade. Whilst 34% of those surveyed were owner occupiers of their sites and 58% resided on Local Authority sites, there is a preference for owner occupation accommodation. These types of issues will be explored in more detail by the full accommodation needs survey and will be outlined within the Preferred Options document. Whilst the 2004 needs survey outlined above does provide a robust indication of future need, it is considered that a more up-to-date and in-depth study is required both within Horsham District and across the County to ensure that appropriate site allocation can take place to help meet the needs of the Gypsy and Traveller community.

Travellers Educational Support data

- 3.7** West Sussex County Council funds the Travellers Education Support Team (TES), who work collaboratively to promote the social inclusion of all Travellers in the education system. TES work to support Romany Gypsies, Travellers of Irish Heritage, New Age Travellers and Circus and Fairground children whether they are travelling or not.



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- 3.8** The information provided by TES and outlined in the following paragraphs, whilst helping to set the context of the level of provision that may be required, is also useful in terms of the scheduled accommodation needs assessment. The assessment aims to survey Gypsies and Travellers living in permanent housing; however, they are not easily identified. TES can help to form an important link in the identification of Gypsy and Traveller families living in permanent housing, subject to their consent, and help the robustness of the results collected.
- 3.9** In the academic year of 2005-06, TES were aware of a total of 84 Traveller children in educational settings within Horsham District. This total included 1 college student, 32 Secondary school pupils and 51 Primary/Infant school pupils.
- 3.10** Looking at County level figures, TES works with approximately 430 Traveller children in 90 schools and colleges each year, although this figure is subject to fluctuations as families move within and outside of the County. Of the 430 Traveller children, 330 are Gypsy, 50 Fairground, 40 are of Irish Heritage, 6 are Circus and 6 New Age Traveller Children. Ofsted found that Gypsy and Traveller children had the worst attendance profile of any minority ethnic group and that overall attainment levels are low, although vocational studies have become increasingly popular in recent years.

2006 County wide accommodation needs survey

- 3.11** The County-wide accommodation needs survey has been commissioned in order to conform with the statutory requirements of Section 225 of the Housing Act 2004, which requires Local Authorities to produce a Gypsy and Traveller accommodation strategy and will help the Authorities in identifying the need at both the local and sub-regional level. The accommodation strategy will be developed by the Local Authorities across West Sussex and will be directed by an up to date accommodation needs survey. The survey will be carried out by David Couttie Associates and will be published in support of the Preferred Options Gypsy and Traveller Sites DPD. The accommodation needs survey will aim to outline the following data:
- An overview of existing sites;
 - Current accommodation situation including overcrowding;
 - A prediction of future need and aspirations;
 - Any healthcare, educational or employment needs; and,
 - A recommendation on the level of need and accommodation types / mix required, within the District.



- 3.12** In addition to the above, whereas the 2004 needs survey only dealt with 9 sites, the new accommodation needs survey will aim to provide a census coverage of Gypsies and Travellers living both in caravans and in more traditional 'bricks and mortar' housing, in addition to Travellers moving through the District. This type of survey will provide the Council and County Council with a robust evidence base upon which to allocate sites, determine planning applications and meet housing needs.
- 3.13** The accommodation needs survey has two key benefits to the Council; firstly, the needs of the Gypsy and Traveller can be met in full, giving the community security and the opportunity to access basic services; and secondly, the Council will be in a robust position when carrying out enforcement action against unauthorised development. Recently, Planning Inspectors and the Courts have been looking carefully at the circumstances of Gypsy and Travellers and have paid regard to the availability of more suitable sites before enforcement action is supported.
- 3.14** The accommodation needs survey will need to be updated periodically in the future to ensure that the Council is responding correctly to the actual needs of the Gypsy and Traveller Community and that the Council remains in a strong position when preventing unlawful and inappropriate developments. The Annual Monitoring Report will provide an update on the Gypsy and Traveller Sites DPD each year and outline when the next accommodation needs survey will be carried out. The Council and County Council will continue to work together to ensure that the accommodation needs survey underpinning planning policy remains up to date through periodic reviews.

County wide accommodation needs assessment and working context

North County Working Group

- 3.15** The North County Working Group, consisting of Horsham District Council, Crawley Borough Council and Mid Sussex District Council and the County Council, has worked together to assess the scale of illegal traveller sites across the north of the County. Work is also being carried out to consider the potential to provide sufficient sites to meet broader cross boundary needs. A similar working group also exists in the southern part of the County.

West Sussex County Council

- 3.16** The intention across the County is to co-ordinate the response by the 7 Local Authorities to ensure conformity with guidance expected to be released by the South East England Regional Assembly in mid 2007 and which will be based upon completed accommodation needs



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assessments across the region; in the absence of this higher level guidance the County will work to ensure an adequate response to identified needs.

- 3.17** Within each local authority, LDF's are at differing stages of production and as a result, sufficient site provision across the County will come about at differing rates, which will be determined by how far progressed a Local Authority's Local Development Framework is. Until site provision has been made, local authorities will need to continue to manage windfall type Gypsy and Traveller developments sensitively if no alternative sites exist.

Horsham District planning context

Horsham District Council

- 3.18** Over the past year, although a number of new unauthorised sites have occurred, usually within the south of the District, these have been either on private or County Council owned land (usually on the side of roads) and many have gone unreported. The Council has worked to help guide Gypsy and Travellers looking for sites in recent years; however, there remains little control where land is bought privately by Gypsy and Travellers and then subsequently developed, other than to carry out enforcement action.

West Sussex County Council

- 3.19** For land within Horsham District during the 1 April 2005 to the 31 March 2006, the County Council has been required to carry out action against unauthorised development on 11 occasions. Most of these unauthorised sites were for small numbers of caravans, but occasionally up to 11 caravans on any one site has been reported. Of the 11 sites, only 3 reached the enforcement stage and most sites were occupied by New Age Travellers.
- 3.20** County Council data would suggest a need for a transit site in the south of the District to address New Age Traveller accommodation requirements, but this is an issue that will be dealt with through the accommodation needs survey and its subsequent updates.

Overall

- 3.21** It is felt that the minimal action required over the past year by the County Council and by this Council is a result of Horsham District Council working in recent years to direct Gypsy and Travellers to legal sites and



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to work to legalise some 'acceptable' unauthorised sites through temporary planning permissions, where no suitable alternative exists. This is not to say that the Council has simply permitted unauthorised development; however, in the absence of sufficient alternative authorised site provision, the position of the Council is weak in refusing planning permission or in carrying out enforcement action. Temporary planning permissions are only a short term solution and this document aims to set out a longer term solution, whereby Gypsy and Travellers are housed on legal sites.



CHAPTER 4: ISSUES AND OPTIONS

Introduction

4.1 Outlined below are the issues that the Council feels should be at the centre of discussion as this document progresses towards adoption and which may clarify some of the likely questions raised by this process. The Council firmly believes that there exists both a need for additional sites and a desire by the Gypsies and Travellers themselves, for authorised, owner occupied sites; this document aims to help facilitate these goals through the allocation of sites. At the end of each section, a numbered issue box is provided that summarises the key points and identifies the issues upon which views are sought; where appropriate, the options available are briefly listed and can be used as a guide when commenting on the document.

Level of Site Provision

4.2 In order to meet our statutory obligations and to ensure that the land use needs of Gypsy and Travellers are met, sufficient land will need to be allocated across the District. Site provision will comprise of both transit and permanent sites; the exact proportion of provision will be based upon identified needs, although it is expected that a larger proportion of land for permanent sites is required. Extensions to existing sites will also be considered and may be an appropriate option to meet a proportion of any identified need.

4.3 It is intended that allocated sites are developed privately and not at any cost to the County Council or Horsham District Council. The Council is willing to work in partnership with private land owners to facilitate this goal. However, it does remain a possibility that sites will need to be funded and managed publicly, either by the County Council or by Horsham District Council, if no private management of such sites is forthcoming. As yet the broader Council strategy is at an early stage, meaning the mechanisms for site management and social provision have not yet been decided; it is intended that the Preferred Options document will outline specifically what level of land provision may be required, allowing the Council to consider a broader management strategy for sites, based upon the level of provision required.

4.4 A key consideration when determining the level of provision required is whether Gypsies and Travellers living in permanent 'bricks and mortar' housing and who would like to relocate onto authorised caravan sites should be included when providing caravan pitches. Technically, this group are already in suitable accommodation and no obligations exist



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to provide a 'preferred' accommodation type; in addition, those living in caravans might wish to relocate to permanent 'bricks and mortar' housing. Whilst it is not known how many people might fall into the above categories, a decision will need to be made as to how the Council treats these two groups of the community, due to the potential effect on the number of pitches required. This type of consideration also extends to co-ordinating provision between the 7 Local Authorities of West Sussex.

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Issues and Options 1

The Council will aim to provide sufficient transit and permanent site provision within the District to ensure 'settled' Gypsies and Travellers and those moving through the District on a temporary basis have the opportunity to use authorised sites.

The accommodation needs survey will also aim to articulate the needs of Gypsy and Travellers living across the County. The Council, therefore, needs to consider whether the aspirational needs of Gypsy and Travellers living in either traditional 'bricks and mortar' housing and who may wish to return to caravans or alternatively relocated from caravans to permanent social housing should be accommodated by the Council when considering land allocations.

The possible options available are:

Option A – Make provision within the document for Gypsy and Travellers living in permanent bricks and mortar housing who might wish to relocate to allocated caravan sites and vice versa; and,

Option B – Allocate both permanent and transit sites; or,

Option C – Allocate only permanent sites.

In addition to the above 3 options:

Option D – Allocate only enough land to meet the needs of Gypsy and Travellers living within the District; or,

Option E – Coordinate site provision across West Sussex to ensure a unified level of provision and also meet County needs, rather than just District needs.

We would now like to hear your views on the balance of considerations applying in this case; is the Council going far enough in its considerations?

Current Sites with temporary and/ or permanent planning permissions

- 4.5** For those Gypsy and Travellers living on local authority and County Council sites, it may remain a possibility that in order to meet identified needs, extensions to existing authorised public sites will be considered;



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however, a significant amount of site assessment work is yet to be completed and it is not yet known what capacity exists to extend existing sites.

- 4.6 Privately owned sites with valid planning permissions fall into two categories, those with permanent permission and those with temporary permission. Privately owned sites with permanent planning permission are unlikely to be affected by the process of site allocation, unless adjacent land is identified by the Council as being suitable for additional caravans, or adjacent land is put forward to the Council for further consideration.
- 4.7 Following site allocation, sites with temporary planning permission will be required to submit a planning application before the expiry of any current permission, in order for the Council to consider the future habitation of the site. It remains a possibility that as temporary permissions expire across the District and so long as suitable alternative sites exist elsewhere, the Council may refuse to extend temporary planning permissions, instead favouring a long term solution on allocated land which accord with the spatial objectives of the Core Strategy.
- 4.8 Until the completion and publication of a robust Gypsy and Traveller accommodation needs assessment, the Council may well find itself in the situation where a significant and immediate need clearly exists for additional sites, but site allocation is still a number of years away. In order to continue to manage proactively the shortage of land and ensure Gypsy and Traveller families can live safely on authorised sites, the Council will continue (only in appropriate cases), to permit temporary or permanent planning permissions. The Council does not consider that a temporary planning permission and subsequent habitation of the land sets any precedent for the determination of any future planning applications.
- 4.9 Each planning application will be judged on its merits and it is the Council's intention to increase the long term security of the individuals/families involved. The Council will have full regard to the impact that these types of decisions may have on those affected and the disruption caused by potentially not allowing temporary planning permission to continue; where possible owner occupied sites with temporary permission will be granted permanent permission. Anybody requiring further advice in the interim period is advised to contact the Strategic and Community Planning Department at Horsham District Council on 01403 215398.



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- 4.10** Another consideration surrounding those sites with planning permission and sites that will be allocated, is protecting them from traditional ‘bricks and mortar’ housing in the future. Gypsy and Traveller sites will need to be protected to ensure site provision is not undermined through the conversion of caravan sites to permanent housing. These types of planning applications would be resisted by the Council, and if sites are particularly under threat, measures in use for Employment Protection Zones and ‘Park Homes’ may be relevant; further policy guidance will be set out within the Submission stage document.

Issues and Options 2

The Council will aim to provide the Gypsy and Traveller community with long term security on authorised sites within the District and will aim to reduce the number of temporary permissions granted; preference will be given to permanent planning permissions, following the allocation of sites, and subject to enough available provision existing. Protection measures for current sites may be considered in order to prevent their redevelopment and ensure adequate caravan provision.

The possible options available can be summarised as:

Option A - As part of site allocation, encourage and grant permanent planning permissions on sites which were previously only granted planning permission on a temporary basis, in order to prevent the upheaval of ‘settled’ families; or

Option B - Minimise the extension of temporary permissions, or their upgrading to permanent permissions to encourage movement onto sites identified and allocated by the Council; and,

Option C – Introduce protection type policies to stop the redevelopment of authorised Gypsy and Traveller sites.

If you have any opinions or comments on the strategy for dealing with authorised Gypsy and Traveller sites, your views would be welcomed.

Location of Sites

- 4.11** A number of location type issues exist when allocating sites. It is felt that the broad criteria that will be applied when considering Gypsy and Traveller sites should be similar to those used when considering other



Gypsy and Traveller Sites Issues and Options

types of accommodation. Whenever possible, and to encourage community integration, the Council will aim to locate sites next to, or in close proximity to existing settlement boundaries. Sites should also have safe access to existing road and transport infrastructure, as well as, access to local amenities such as health and educational facilities in order to ensure that the Gypsy and Traveller Community have the opportunity to access the same services that the wider community enjoy. Although it is accepted that a site containing caravans is unlikely to relate fully to existing settlements across the District, where relevant, sites will need to have regard to the context into which they might be placed and the site size should be in relation to the local infrastructure and facilities available. In addition, an acceptable living environment will need to be provided, allowing adequate space between dwellings, sufficient open space for leisure, parking provision for the activities that may take place on site, and suitable access arrangements for maintenance, service and emergency vehicles.

- 4.12** Other locational issues relate to whether the locational desires of Gypsies and Travellers living in Horsham District and also possibly the County should be used as a basis for choosing the broad location of future sites. Family life, including not only immediate, but extended family is central to the Gypsy and Traveller community and it may be the case that family sites in areas with which they have a link would be desired by the community; consideration needs to be given as to whether the Council should aim to meet these sorts of locational desires, or alternatively, allocate sites wherever is best in planning and land use terms.

Gypsy and Traveller Sites Issues and Options



Issues and Options 3

The Council, will work to ensure that any Gypsy and Traveller site allocations and subsequent planning permissions are subject to the same planning criteria and quality standards that are applied to all planning applications and that development has regard to the environment into which it is placed.

Consideration will be given to the potential to locate the Gypsy and Traveller community close to existing villages and towns to encourage social integration. The accommodation needs survey will gather views on these issues and outline the preferred locations of the community.

The main options available to the Council are:

Option A – Locate Gypsy and Traveller sites either within or within close proximity to existing urban areas; or,

Option B – Locate Gypsy and Traveller sites in more isolated rural locations away from the settled community.

In addition to the above two options:

Option C – Allocate sites wherever is most suitable in land use terms, ignoring the locational desires of the Gypsy and Traveller Community; or,

Option D – Allocate sites only in locations where those interviewed have expressed a desire to live.

If you feel that the Council has gone too far, or alternatively, not far enough in addressing accommodation requirements, then your views would be welcomed.

Site uses / type

- 4.13** The Gypsy and Traveller community tends to be self employed, mainly in manual occupations such as tarmac laying and labouring etc. and with these types of employment, comes a need for additional space, for example, space to store materials and vehicles. Circular 01/2006 indicates that the Council should consider the allocation of sites for mixed uses and where a mixed use site is not possible, to consider allocating separate sites for employment and residential uses.



Gypsy and Traveller Sites Issues and Options

- 4.14** Therefore, the Council proposes that, where possible and only if the site and surrounding environment is suitable, sites should be allocated to meet both the residential and employment needs of the Gypsy and Traveller community. Consideration will be given to limiting the proportion and the exact portion of the site to be used for employment, in order to ensure that employment activities do not grow unreasonably or create impacts on the surrounding area.
- 4.15** The need to find and allocate mixed use sites must, however, be balanced with other lifestyle requirements such as the need to be located close to local health care and educational facilities. Where possible, Gypsy and Traveller sites will be located adjacent to, or in exceptional circumstances further outside of, settlements on either previously developed land or greenfield sites. The results of the Gypsy and Traveller needs assessment will help the Council balance the locational desires of those interviewed with broader economic, social and environmental objectives, as set out within the Core Strategy and which will be evaluated as part of the SA/SEA process.

Issues and Options 4

Where possible the Council will work to identify suitable sites where both residential and employment uses can be mixed. Should this not be possible, then the Council will seek to allocate separate sites to meet both residential and employment needs.

When allocating sites, a balance will be struck between the locational requirements and desires of the Gypsy and Traveller community and the suitability of potential sites to accommodate any likely uses.

The possible options available can be summarised as:

Option A – Allocate sites suitable for both employment and residential uses (mixed use sites); or,

Option B – Allocate sites for residential use only; or,

Option C – Allocate separate sites for residential and employment uses.

We would like to hear views on whether the proposals set out for balancing employment and residential needs go far enough in enabling Gypsy and Traveller families to continue to operate their businesses whilst providing satisfactory living accommodation.



Gypsy and Traveller Sites Issues and Options

Application of planning policy

- 4.16** The Council is responsible for ensuring that all developments accord with the 'development plan' unless material considerations indicate otherwise and, where development is unauthorised, to carry out the necessary enforcement action. We would advise that anybody wishing to purchase land for use as a Gypsy and Traveller site, contacts the Council before purchasing the land in order to receive planning policy advice. The Council is keen to work with the local Gypsy and Traveller community to offer guidance on the suitability of sites and to ensure that planning applications are likely to be permitted. Similarly, Council Officers are available to offer pre-application advice to those who already own their own land and who wish to apply for planning permission.
- 4.17** **Should you wish for a site to be considered by the Council for possible inclusion in the Preferred Options stage document, then a Comments Form will need to be completed with accompanying maps, identifying the location and exact site boundaries. Representations should be posted to the Strategic and Community Planning Department at Horsham District Council. Alternatively, Council Officers will assist you in preparing the appropriate submission.**
- 4.18** For the purpose of determining planning applications, the interim period prior to the allocation of Gypsy and Traveller sites is covered specifically, but not solely, by the General Development Control Policy DC37 should it be considered sound after Examination. Once sites are allocated, it is anticipated that Policy DC37 will be removed through a review of the document and Gypsy and Traveller planning applications judged against the remaining Development Control policies.
- 4.19** Gypsy and Traveller development will be, to a certain extent, immune from some key LDF policy requirements as a specific accommodation need is being met. Generally, policy requirements set out within the Core Strategy and General Development Control Policies document, such as the 40% affordable housing requirement and some of the planning obligations will not be imposed, to keep Gypsy and Traveller development specific to the requirements and to help meet accommodation needs through private means. Each planning application will be considered individually to determine whether planning obligations should be sought by the Council. Similarly, it is considered that imposing policy requirements such as housing mix and density thresholds would not be appropriate, although regard to the wider context in which the site sits will be given and each planning application will be judged on its merits.



Gypsy and Traveller Sites Issues and Options

- 4.20** The niche that Gypsy and Traveller development holds within the planning system takes account of the specialist and limited market that these types of developments are aimed at, in addition to these schemes helping the Council meet statutory obligations for accommodation provision. This special consideration by the planning system is also applied to some non-Gypsy and Traveller schemes which, for example, provide 100% affordable housing schemes.

Gypsy and Traveller Sites Issues and Options



Issues and Options 5

Until sufficient site allocations exist within the District, all applications for Gypsy and Traveller Sites will be determined against the adopted LDF Core Strategy and General Development Control Policies.

When considering applications, regard will continue to be given to the current lack of authorised sites and the granting of temporary, or exceptionally permanent permission, will be used to cover the period between now and adoption of the Submission Stage document.

Whenever possible, the Council will work with the Gypsy and Traveller community to help in the preparation of planning permissions and will aim to bring about development in accordance with the objectives of the Core Strategy.

The possible options available to the Council are:

Option A – Rely upon General Development Control Policies when determining planning applications on allocated and windfall sites, thereby determining Gypsy and Traveller planning applications against the same criteria as all other planning applications; or,

Option B – Determine Gypsy and Traveller planning applications against General Development Control policies, but exclude these applications from social housing provision, some planning obligations where appropriate and dwelling mix requirements; or

Option C – Include within the Gypsy and Traveller Sites DPD both site allocations and criteria based policy for the determination of planning applications.

Views would be welcomed on the approach proposed for dealing with planning applications prior to adoption of the document, as would any suggestion for minimising the impact these types of decisions may have on those involved.



Strategy for allocation and subsequent development of sites

- 4.21** In order to provide certainty to all sectors of the community and to ensure that changing future needs are fully met, the Council proposes that any immediate need identified by the accommodation needs assessment is met through the use of temporary planning applications and, where appropriate, through permanent permissions.
- 4.22** For the period following the adoption of the document in 2009, a number of options exist for the Council; to phase the release of sites based upon the likely level of future need and when in time the need would occur, or to simply allocate sites and let the market or level of demand bring them forward when required without intervention by the Council. Should site provision be phased, the Annual Monitoring Report would be the mechanism for identifying and reporting whether the planned phased release of sites matches actual demand; early or late site release could then be decided by Members of the Council in agreeing the Annual Monitoring Report. Any decisions made would be based upon factual evidence and the latest update to the accommodation needs survey of Gypsy and Travellers.
- 4.23** It is also considered prudent to allocate a small amount of contingency provision over and above identified need within the District for both transit and permanent sites, to be held back from development until robustly proven to be required (again the AMR would be the trigger and mechanism for release). If all the intended provision has been made and an unforeseen need develops and/or an unauthorised site occurs, the Council's position would be weak. By including a contingency of provision at the Submission stage, the Council would be able to react quickly to unforeseen needs, maintaining our proactive approach to planning. Should no contingency be allocated, any unforeseen needs would have to be met through a review of the adopted document, taking a number of years to complete and in which time, unauthorised encampments may have occurred.
- 4.24** Although it is the intention that enough site provision exists throughout Horsham District to meet any identified needs, applications for Gypsy and Traveller sites may still come forward to the Council following adoption of the document. The Council will consider these applications on their merits and they will be considered as windfall development, if permitted. Before any planning permissions are granted, the sequential approach will be applied, looking at a hierarchy of options of other suitable sites before determination, and the applicant will have to provide evidence as to why a site allocated within the document is not suitable.

Gypsy and Traveller Sites Issues and Options



Issues and Options 6

The key issue when allocating sites is whether the Council only meets the identified need, or, whether site release is phased and a contingency provision should be included within the allocation. The options available to the Council are therefore:

Option A - Allocate sufficient provision of transit and permanent pitches/sites up to 2018 based upon the accommodation needs survey findings; however, sites will not be phased for release

Option B - Allocate sufficient provision of transit and permanent pitches/sites up to 2018, and to phase sites post 2009/2010 for potential release, subject to need; and,

Option C - In addition to either points A or B; allocate a small contingency to enable the Council to respond to unforeseen needs quickly and to reduce the need for a review of the DPD.

Views are now sought on the approach that the Council should take when setting the level of site provision for the District.

Community consultation

- 4.25** Through the production of this document and through a concerted effort by the Council, it is intended that the Gypsy and Traveller community be fully engaged with a planning system that now has the ability to meet their needs. Often the debate has been unbalanced, with the Gypsy and Traveller community poorly represented when compared to the wider community, who has historically been geared towards opposing all Gypsy and Traveller sites. Although the accommodation needs survey will provide the community with a voice to express their needs, further work is still required to ensure the process of land allocation is not separate from the community. Pre-arranged site visits, to explain the purpose of the Gypsy and Traveller Sites document will take place, to ensure full community involvement throughout the process.
- 4.26** It is encouraged that elected Members of the Council work with all groups within their community, including any Gypsies and Travellers living within their area, in order to minimise conflict and bring about a suitable solution when meeting our statutory obligations for site provision.
- 4.27** Similarly, any family groups or representatives of the Gypsy and Traveller community wishing to engage with this process, either to put forward sites for consideration, or to represent the community more generally,



Gypsy and Traveller Sites Issues and Options

are encouraged to contact the Strategic and Community Planning Department at Horsham District Council to get further guidance on how they can be involved.

- 4.28** It is worth stressing that the volume of representations (either in support or in opposition) received against this document as it progresses towards adoption is not important; it is the nature and strength of the argument that will be considered by the independent Inspector during the Examination.

Issues and Options 7

To ensure a balanced debate, efforts will be made to ensure the opinions of the Gypsy and Traveller community are fully articulated by the Council and that all members of the local community have the opportunity to comment upon site allocations.

We would welcome your views on community consultation and would particularly welcome any suggestions as to how we could better involve the Gypsy and Traveller community.

Gypsy and Traveller Sites Issues and Options



CHAPTER 5: MONITORING AND IMPLEMENTATION

- 5.1** The indicators put forward below for consultation will provide a consistent basis for monitoring the performance of the objectives for the Gypsy and Traveller policies, against the spatial objectives set out within Core Strategy. The indicators are derived from a need to ensure equality in the planning system and to ensure applications coming forward for Gypsy and Traveller sites are dealt with in the same manner as any other planning applications.
- 5.2** The indicators also aim to keep under review the capacity of existing provision of pitches within the District in order that the Council can proactively manage the availability of sites and avoid a situation where demand for authorised sites outstrips supply. The Annual Monitoring Report will provide an annual update of these indicators, as well as, outlining any action that may be required to address highlighted issues. The Annual Monitoring Report will also consider whether a partial or full review of the document is required.
- 5.3** In support of this document, a formal sustainability scoping report has been produced outlining how the Preferred Options and Submission stage documents will be assessed in terms of social, environmental and economic effects and how the allocation of Gypsy and Traveller sites within the District can contribute towards more sustainable development; the report can be found in Appendix 2.



Gypsy and Traveller Sites Issues and Options

Statement

It is proposed that the following indicators are used by the Council to assess the effectiveness of any future site allocations and / or policies within the Gypsy and Traveller DPD:

1. Success rate of applications made by Gypsy and Travellers compared to other types of residential development for the year;
2. Total number of transit and permanent pitches available within the District;
3. Total number of transit and permanent pitches available by site;
4. Number of illegal encampments and enforcement actions carried out by the Council and County Council; and,
5. Level of need identified within the latest Gypsy and Traveller accommodation needs assessment.

Views on the proposed indicators that will be used to judge the effectiveness of this DPD would be welcomed.



CHAPTER 6: CONCLUSIONS

- 6.1** The Gypsy and Traveller Sites DPD, once adopted, will form an important component of the LDF documentation and policy. This document has been prepared to provide further specific planning guidance in support of Policy CP17 of the Core Strategy and its broader spatial objectives. This document has also been used to outline the Council's approach to dealing with some of the major planning issues surrounding a historical under provision of Gypsy and Traveller sites.
- 6.2** The Preferred Options and Submission stage versions of this document will bring forward Gypsy and Traveller development that accords with the spatial vision of the Core Strategy and which conforms to broader LDF policies.
- 6.3** The responses to representations received in relation to this Issues and Options stage document will be carefully considered and used to help inform the production of the Preferred Options document. The Preferred Options document will outline any issues highlighted and will also explain the findings and level of need identified by the accommodation needs assessment. This need and the level of site provision required will be set out in detail and, as appropriate, translated into possible sites.
- 6.4** Anybody wishing to discuss concerns relating to this document or, wishing to obtain further information should contact the Strategic and Community Planning Department at Horsham District Council on 01403 215398. For those wishing to comment on this document, or who wish to put forward sites for consideration, representations can be submitted either online at www.horsham.gov.uk or on the Comments Forms provided. Forms should be sent to the following address before **15 December 2006**:

Head of Strategic and Community Planning
Horsham District Council
Park North, North Street
Horsham
West Sussex, RH12 1RL

E-mail: strategic.planning@horsham.gov.uk

- 6.5** To aid the Council, those submitting sites for consideration, should include with their representation form a locational map of the site and a detailed map showing the exact site boundary. Those submitting long representations are encourage to either e-mail their comments to the



Gypsy and Traveller Sites Issues and Options

Council, or to submit them on-line; long representations submitted on paper to the Council will need to be inputted by Officers; resource constraints may therefore require long representation to be summarised.

- 6.6** Members of the public and statutory consultees are asked to consider the issues raised by this document carefully and to consider the implications of not supporting site allocations within Horsham District. From this document, the Council is seeking support from the community for the principle of site allocations to meet identified needs and, if this principle is agreed, the Preferred Options document can focus upon where potential sites should be located.

Gypsy and Traveller Sites Issues and Options



GLOSSARY

Affordable Housing

Housing provided with a subsidy to enable the sale price or rent to be substantially lower than the prevailing market prices or rents in the locality, and where mechanisms exist to ensure that the housing remains affordable for those who cannot afford to access the market housing. The subsidy will be provided from the public and/or private sector.

Annual Monitoring Report (AMR)

Produced by the Council annually to review the progress made against milestones set out within the Local Development Scheme and the performance of planning policies. The monitoring period runs from 1 April to 31 March each year.

Bi-annual caravan count

Nationwide count of caravan households on authorised and unauthorised sites on one day in January and June each year. The survey is carried out by Local Authorities on behalf of the Department of Communities and Local Government.

Brownfield

Previously developed land (PDL). In the sequential approach this is preferable to Greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Guidance Note 3 'Housing' (or Planning Policy Statement 3 'Housing' once adopted).

Built-up Area Boundaries

These identify the areas in the District of primarily built form, rather than countryside. They identify areas within which development of brownfield land may be appropriate, including infilling, redevelopment and conversions in accordance with Government Guidance in PPG3 'Housing'. They do not include a presumption for the development of greenfield land such as playing fields and other open space, as indicated in PPG17 'Planning for Open Space, Sport and Recreation'. Identified built-up area boundaries do not necessarily include all existing development areas.

Concealed households

A situation whereby one dwelling is home to two households or family groups.

Development Plan Documents (DPD)

See '*Local Development Documents*' .



Employment Protection Zones

Commercial land/ premises within the built-up area boundaries of settlements, to be protected from alternative use redevelopment proposals.

Enforcement action

Investigation and possible legal action against development that is either unauthorised or not as set out within a granted planning permission.

Examination

Scrutiny, including public discussion of issues, as appropriate, which are raised by the Submission Local Development Framework Documents. The examination is undertaken by an independent Inspector, appointed by the Secretary of State reporting to the Council; the final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

General Development Control Policies Document

Local Development Framework document that sets out the policies that planning applications will be judged against.

Greenfield sites

Undeveloped lands such as fields or forests.

Gypsies and Travellers

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

Gypsy and Traveller accommodation strategy

A Council document due to be produced that will aim to set out a strategy for providing actual accommodation, either through public or private means and any associated management of sites.

Horsham District Community Strategy

Produced by the Horsham Community Partnership (see Local Strategic Partnership), the Community Strategy outlines the needs and priorities of the community, and which also shapes the activities of the organisations within the partnerships to fulfil those needs and priorities.

Horsham District Local Plan

Adopted land use plan that sets out land allocations for development and the policies that will be used in the determination of planning applications.

LDF folder

See '*Local Development Framework (LDF)*'

Gypsy and Traveller Sites Issues and Options



LDF Issues and Options: Preliminary Consultation document

This is the first stage in the production of a development plan document which the Council brings possible issues and options for the District into the public domain, in order to generate responses to aid the development of the 'Preferred Options' development documents, which is a statutory stage of the Local Development Framework preparation for the District.

Local Development Documents

The Local Development Framework will be partly comprised of Local Development Documents, prepared by the District Councils. These documents include the statement of Community Involvement; Supplementary Planning Documents; and Development Plan documents (being the Core Strategy, Site Allocations, Area Action plans, Proposals Map, General Development Control Policies).

Local Development Framework (LDF)

The Local Development Framework sets out, in the form of a 'portfolio/ folder', the Local Development Documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Local Development Documents, and Supplementary Planning Documents. The Local Development Framework will also include the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local development plan

See 'Local Development Framework'.

Local Development Scheme (LDS)

This is a public statement of the Council's programme for the production of Local Development Documents. This scheme will be revised when necessary. This may either be as a result of the Annual Monitoring Report which should identify whether the Council has achieved the timetable set out in the original scheme or if there is a need to revise and/or prepare new local development documents.

Local Strategic Partnership

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy. Called the Horsham District Community Partnership in this District.

Masterplan

A type of planning brief outlining the preferred use of land and the overall approach to the layout in order to provide detailed guidance for subsequent planning applications.



Material consideration

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Mitigation

These are measures requested / carried out in order to limit the damage by a particular development/ activity.

Mixed use sites

Sites where a number of land uses may be accommodated such as employment and residential uses.

Park Homes

A mobile home which cannot normally be towed by a motor vehicle and which is carried, often in sections on a lorry before being assembled on a permanent or semi-permanent basis in its location.

Permanent planning permission

Planning permission that is granted with no conditions as to how long it will be valid for, so long as the development matches the plans accompanying the application.

Pitches

Area of land / hard standing that can be used to site a caravan on.

Planning Obligation

A legally binding agreement between the local planning authority and persons with an interest in a piece of land. Planning obligations are used to secure funds or works for significant and essential elements of a scheme to make it acceptable in planning terms. Planning obligations will have been set out in an agreement often known as a 'Section 106 Agreement' and may be used to prescribe the nature of development, to compensate for loss or damaged created by development or to mitigate a development's impact on surrounding built and natural environment. Circular 5/2005 sets out the national policy that regulates these agreements.

Preferred Options

This stage of preparing documents takes into account the communities comments, having regard to them in the preparation of the final Development Plan Document. The intention is to provide sufficient information to ensure that people can understand the implications of the Preferred Options. The aim of the formal public participation on the Preferred Options stage is to give people the opportunity to comment on how the local planning authority is approaching the preparation of the particular Development Plan Document and to ensure that the Council it is aware of all possible options before it prepares the final 'submission' Development Plan Document which is the next stage in the process.



Gypsy and Traveller Sites Issues and Options

Previously Developed Land

Also known as Brownfield land. In the sequential approach to site allocation this is preferable to Greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the cartilage of the development. Previously developed land may occur in both built-up and rural settings.

Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Site Specific Allocations of Land Document

Part of the Local Development Framework folder; a document that sets out the land allocations that are in principal suitable for development and that are expected to be developed during the life of the plan.

Soundness

The correctness or suitability of a document in meeting its stated aims.

Spatial planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Spatial Strategy / Visions

A broad overview of how spatial planning objectives can be achieved within the development plan. Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.



Statement of Community Involvement (SCI)

This document sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. The Statement is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents and how they will be consulted on planning applications.

Strategic developments

Broad locations for major mixed-use development, including housing, identified within the West Sussex Structure Plan 2001 -2016. The precise locations and boundaries, mix of uses, and phasing of development to be identified in the relevant local plan i.e. in this District the Horsham District Local Development Framework.

Submission Stage

This stage of the document sets out the Council's chosen land allocations or planning policies and is informed by the Preferred Option stage; the document is published for further public consultation and simultaneously submitted to the Secretary of State who will determine the soundness of the document at an Examination in Public. Once adopted, the document will form part of the Local Development Framework portfolio.

Supplementary Planning Documents (SPD)

Where prepared under the new planning system, Supplementary Planning Documents will be included in the Local Development Framework and will form part of the planning framework for the area. Supplementary planning documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document.

Sustainability

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "*Securing the future – UK Government strategy for sustainable development*". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.



Gypsy and Traveller Sites Issues and Options

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development. In addition, European legislation requires that the environmental effects of certain plans are assessed, documented and where necessary adverse effects corrected. This process is commonly known as Strategic Environmental Assessment, and when carried out for LDF documents, is combined with the Sustainability Appraisal process.

Temporary planning permissions

Planning permission granted with a condition on how long it will be valid for i.e. 3 years.

The Core Strategy

The Core Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Once adopted, all other Development Plan Documents must be in conformity with it.

Transit Gypsy and Traveller sites

A transit site is an authorised and formal site provided either privately or publicly, on a permanent basis throughout the year for Gypsies and Travellers requiring a short term stopping place and who may not have a permanent base.

Travelling show people

Showpeople are self-employed business people who travel the country holding fairs, chiefly during the summer months



Gypsy and Traveller Sites Issues and Options

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APPENDIX 1: DCLG CARAVAN COUNT RAW DATA FOR WEST SUSSEX

DCLG Caravan Count raw data for West Sussex (Jan 2004 to Jan 2006)

Region	Count	Authorised Sites with Planning Permission		Unauthorised Sites (without planning permission)				Total All Caravans
		No of caravans socially rented	No of caravans private	Gypsy own land		Land not owned by Gypsies		
				'Tolerated'	'Not Tolerated'	'Tolerated'	'Not Tolerated'	
West Sussex	Jan 06	120	30	9	3	0	26	188
	July 05	124	29	2	3	0	33	191
	Jan 05	122	17	16	4	0	31	190
	July 04	123	15	3	15	3	15	174
	Jan 04	90	15	9	9	0	83	206
Adur	Jan 06	11	0	0	0	0	0	11
	July 05	12	0	0	0	0	0	12
	Jan 05	12	0	0	0	0	0	12
	July 04	12	0	0	0	0	0	12
	Jan 04	11	0	0	0	0	0	11
Arun	Jan 06	16	0	0	0	0	0	16
	July 05	15	0	0	0	0	0	15
	Jan 05	11	0	0	0	0	0	11
	July 04	15	0	0	0	0	0	15
	Jan 04	10	0	0	0	0	0	10
Chichester	Jan 06	36	9	0	3	0	0	48
	July 05	36	9	0	3	0	0	48
	Jan 05	37	10	0	4	0	0	51
	July 04	40	8	0	6	0	0	54
	Jan 04	39	8	0	6	0	2	55
Crawley	Jan 06	0	0	0	0	0	17	17
	July 05	0	0	0	0	0	7	7
	Jan 05	0	0	0	0	0	19	19
	July 04	0	0	0	0	0	11	11
	Jan 04	0	0	0	0	0	19	19
Horsham	Jan 06	35	14	9	0	0	0	58
	July 05	35	14	2	0	0	0	51

APPENDIX 1: DCLG CARAVAN COUNT RAW DATA FOR WEST SUSSEX



Gypsy and Traveller Sites
Issues and Options

APPENDIX 1: DCLG CARAVAN COUNT RAW DATA FOR WEST SUSSEX

Region	Count	Authorised Sites with Planning Permission		Unauthorised Sites (without planning permission)				Total All Caravans
		No of caravans socially rented	No of caravans private	Gypsy own land		Land not owned by Gypsies		
				'Tolerated'	'Not Tolerated'	'Tolerated'	'Not Tolerated'	
	Jan 05	37	0	16	0	0	8	61
	July 04	31	0	3	9	3	4	50
	Jan 04	8	0	9	3	0	28	48
Mid Sussex	Jan 06	22	7	0	0	0	3	32
	July 05	26	6	0	0	0	26	58
	Jan 05	25	7	0	0	0	0	32
	July 04	25	7	0	0	0	0	32
	Jan 04	22	7	0	0	0	7	36
Worthing	Jan 06	0	0	0	0	0	6	6
	July 05	0	0	0	0	0	0	0
	Jan 05	0	0	0	0	0	4	4
	July 04	0	0	0	0	0	0	0
	Jan 04	0	0	0	0	0	0	0

Gypsy and Traveller Sites Issues and Options



APPENDIX 2: SUMMARY OF 2004 NEEDS SURVEY RAW DATA

Summary of 2004 accommodation needs assessment results

Between the months of May and July 2004, Horsham District Council Officers interviewed 38 Gypsy and Traveller households on 9 sites throughout the District. At the time of publication of the Issues and Options document, the 2004 survey represents the most up to date information available; a summary of the key findings are set out below.

Number of people per household

60 % of households had just 1 or 2 people per household with a relatively small proportion of households consisting of more than 5 people.

	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
Percentage / number of households	36% 14	24% 9	16% 6	13% 5	3% 1	3% 1	0% 0	5% 2

Total number of people within the 38 households

There were 97 people living in 38 households surveyed; the male/female split was, 45 males (46%) and 52 females (54%).

Age groups / gender of household members

Importantly in terms of estimating the potential amount of site provision required in the future, there were 26 household members in the 11-15 year and 16-24 year age groups, whereas, relatively few people over the age of 60 years.

	0-4 years	5-10 years	11-15 years	16-24 years	25-39 years	40-59 years	60+ years
No. of people	5	16	10	16	19	24	7
Male	3	8	6	7	8	10	3
Female	2	8	4	9	11	14	4



Gypsy and Traveller Sites Issues and Options

Heads of Household and employment status

Of the 38 Gypsies and Travellers household surveyed, 60% of Heads of Household were male and 44% of Heads of Households were aged between 40 and 59.

	16–24 years	25–39 years	40–59 years	60+ years
No. of People	4	10	17	7
Male	3	7	10	3
Female	1	3	7	4

Employment status and gender of household members

The employment status of 27 household members is shown below. 32 household members who are either pre-school age, or at school are not included here. In summary, 66% of household members are females looking after the family/home and 36% of Heads of Households are employed males.

	Employment Status and Gender of Household members	Employment status and gender of head of household
Male looking after the family home	0	0
Male unemployed	1	4
Male employed	3	14
Male retired	0	2
Male other	1	3
Female looking after the family home	18	8
Female unemployed	1	3
Female employed	3	0
Female retired	0	3
Female other	0	1

Education and educational requirements

31 household members were in education at the time of the survey; 30 were aged 0-15 years, 1 was aged 16-24 and there were no household members in higher education. In addition there are no household members with specific educational requirements. Below is a table showing the break down of the 31 people in education by type.

	Pre - Infant	Infant School	Junior / Middle School	Secondary School	Higher education
No. of People	5	6	12	8	0

Gypsy and Traveller Sites Issues and Options



Current household tenure / type

Current household tenure (type of accommodation) included 11 unauthorised units. 57% of households had lived at their current tenure for more than 5 years. A further 32% of households had lived at their current tenure for more than 1 year but less than 5 years. It can be considered that Horsham’s Gypsy and Traveller community is fairly settled despite the small nature of their accommodation. Currently, households are reliant upon Local Authority sites for their accommodation with only a 34% able to owner occupy.

Current household tenure

	Road side	Social housing	Privately rented site	Other	Local Authority site	Owner occupied land	Privately owned site
%	0	0	0	0	58	34	8

Length of time at current tenure

	< 1 month	Between 1 & 6 months	Between 6 months & 1 year	Between 1 & 5 years	> 5 years	Whole life
No. Households	3	1	0	12	19	3

Number of habitable rooms in existing accommodation

	1 habitable room	2 habitable rooms	3 habitable rooms	4 habitable rooms	5 habitable rooms	Don't know
No. Households	11	12	6	2	6	1

N.B. may be inaccurate as definition of habitable room was not provided

Satisfaction with current accommodation size

Of the 38 household surveyed, 52% thought their accommodation was the right size, 37% stated it was too small and 11% didn't know.



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Previous tenure and accommodation

Looking at previous tenure shows a similar picture to the current situation set out previously; previous tenure questioning shows a reliance upon Local Authority sites, and other sites that were likely to have been unauthorised sites. Only 18 % had access to owner occupied sites and 8% to social housing. Site occupation tended to be long term, with most occupying sites for more than 5 years and predominately located in the south of the District.

Previous Tenure

Tenure	% of previous Tenure
No Previous accommodation	13
Not known	13
Social housing	8
Privately owned land	18
Owner occupied land	0
Local Authority site	27
Road side	3
Other	18
Not Know	13

Preferred Accommodation

Tenure Type	Proportion (%)
Social Housing	3
Privately Owned Land	16
Privately Rented	3
Local Authority Site	32
Owner Occupied Land	46
Other	0
Road Side	0

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Location of Previous Accommodation

Location	Proportion (%)
Not Known	15
No previous accommodation	13
Rest of England	3
Rest of South East (inc London)	3
East Sussex, Kent, Hampshire or Surrey	11
West Sussex	5
North of District	3
South of District	44
Central District	0
Other	3

Length of time at previous accommodation

Time	Number of households
< 1 month	0
Between 1 and 6 months	0
Between 6 months and 1 year	0
Between 1 and 5 years	1
More than 5 years	23
No previous accommodation	5
Not known	9



Reasons for leaving previous accommodation

30 households provided reasons for leaving their previous accommodation. Some households gave more than 1 reason for leaving.

Reason for leaving previous accommodation	Proportion (%)
Had to move on	3
Family reasons	21
Marriage	13
Unsuitable living conditions	15
Offered alternative accommodation	20
Other	18
Site / Family dispute	10
Unsatisfactory area	0
Poor site condition	0
Intimidation	0

Preferred location of accommodation

When asked about the preferred location of their accommodation, 18 households wished to be located in the south of the District, 11 centrally, 7 in the North and 2 households had no preference. 1 household also stated Crawley as a preferred location in addition to their choice within Horsham District.

Number of concealed households and future need

According to the survey responses received there were 4 concealed households within 3 existing households. In addition, there were likely to be 8 additional household formations that will emerge from 5 existing households within the next 3 years. Based upon the preferred location of accommodation stated by those households who have concealed/additional households, the provision of new accommodation to meet the identified housing need of 12 units, should be located as follows:

- 5 units in the north of the District
- 4 units in the south of the District
- 1 unit in the centre of the District, or Crawley
- 2 units, no preference



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In addition to the concealed and additional formations identified above, there are 11 unauthorised units which should also be considered within the overall need assessment. At the time of the study it was felt that this need might be addressed in 3 phases as follows:

- Phase 1 – Unauthorised need (11 units)
- Phase 2 – Concealed need (4 units)
- Phase 3 – Additional formations need (8 units)

In total, 25 households (as stated by the Head of Household) were satisfied/very satisfied with their current accommodation and 12 households were dissatisfied or very dissatisfied with their current accommodation. Some households provided more than one reason for their dissatisfaction; these reasons are set out below:

- Need better services and facilities (5 responses)
- Dissatisfaction with dwelling / accommodation (8 responses)
- Land conditions (2 responses)
- Dissatisfaction for health reasons (3 responses)
- Other (2 responses)

When asked how the dissatisfaction identified above could be resolved, comments ranged from a desire to purchase their plots and for authorised plots to be provided to the connection of services and for sites to be better maintained.

Travel patterns

Out of 38 households interviewed, none claimed they travel.

Long standing illness or disability

9 males and 10 females were identified with a limiting long standing illness or disability. Of those 19 individuals with long standing illness or disabilities, 11 were aged between 40 and 59 years and 4 between 25-39 years. 7 of those identified with a long standing illness required specially adapted accommodation and 6 had outstanding accommodation requirements resulting from their illness/disability.



Gypsy and Traveller Sites Issues and Options

APPENDIX 2: SUMMARY OF 2004 NEEDS SURVEY RAW DATA



APPENDIX 3: SA/SEA SCOPING REPORT

Introduction and Policy Context

10.1 Horsham District Council is working towards producing a Local Development Framework and has so far prepared 3 Submission stage Development Plan Documents, these being the Core Strategy, the Site Specific Allocations of Land document and the General Development Control Policies. To ensure that the LDF contributes to sustainable development, it is a requirement in accordance with European legislation, for a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) to be undertaken on each document produced as part of a Local Development Framework. In addition to maximising the sustainability of planning policies, the SA/SEA process helps to create a transparency by showing which factors contributed to the development and subsequent inclusion of a policy / land allocation.

10.2 As the Core Strategy and, to a lesser extent, the Site Specific Allocations of Land documents overarch and direct all other Development Plan Documents, the results of the "Sustainability Appraisal and Strategic Environmental Assessment; Final Report on the Core Strategy and Site Specific Allocations of Land" document, share many similarities with the issues to be dealt with by the SA/SEA process testing the Gypsy and Traveller Sites DPD as there is a direct relation to Core Strategy Policy CP17: Gypsy and Traveller Sites. Where similarities exist, this SA/SEA will not repeat information already covered with by other SA/SEA reports; where necessary directions will be given to any previous SA/SEA work carried out.

10.3 In addition to those Plans and Programmes influencing Horsham's Local Development Framework, as set out within Appendix 2 of the "Sustainability Appraisal and Strategic Environmental Assessment; Final Report on the Core Strategy and Site Specific Allocations of Land" document, the following plans and documents have helped direct the contents of the Gypsy and Traveller Site DPD:

ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites (February 2006)

10.4 This National level guidance note places a statutory requirement on all Local Authorities to identify the level of need for Gypsy and Travellers site provision and then to meet that need through a Gypsy and Traveller Accommodation Strategy. The key objective of this guidance is to achieve adequate site provision nationwide and help promote good community relations at the local level; and,



**Horsham District Council Core Strategy (November 2005): Policy CP17
Gypsy and Traveller Sites**

- 10.5** This Local Authority, Local Development Framework plan at the Submission Stage, aims to identify the level of need for Gypsy and Traveller permanent and transit sites across WestSussexCounty and coordinate site provision with neighbouring authorities. Policy CP17 requires that a County Wide Needs Assessment must be carried out to inform the process of site allocation and must be kept up to date through periodic reviews. The Gypsy and Traveller Site DPD will help influence the contents of the Gypsy and Traveller Accommodation Strategy.
- 10.6** As part of the SA/SEA process it is important to identify a baseline of data; baseline data helps inform how the District is changing at the current time and how any new plan may influence the baseline, or starting position. The baseline data set out within the Appendix 3 of the “Sustainability Appraisal and Strategic Environmental Assessment; Final Report on the Core Strategy and Site Specific Allocations of Land” document is considered relevant for this DPD/SA/SEA and does not need updating at this point. Similarly, the 2004 Need Assessment conducted by Horsham District Council Officers (see Appendix 2 of the Gypsy and Traveller Sites DPD) sets out the 2004 baseline in terms of the actual number of pitches required.

Sustainability Issues and Framework

- 10.7** From the Plans and Programmes and Baseline data, it is possible to identify the main sustainability issues that are facing the District. More detail of these issues can be found in the Sustainability Appraisal and Strategic Environmental Assessment; Final Report on the Core Strategy and Site Specific Allocations of Land. In summary, the main sustainability issue to be dealt with by Horsham’s Local Development Framework is the need to deliver high numbers of new housing in a predominately rural District with associated leisure and employment facilities, against a need to preserve and enhance the natural environment.
- 10.8** In order to assess the contribution that the future allocations and policies of the Gypsy and Traveller Site document make in achieving sustainable development it is necessary to compare them against a range of sustainability objectives and indicators. The sustainability objectives and indicators were originally developed in consultation with stakeholders and were used to assess the Core Strategy and Site Specific Allocations of Land documents; these objectives and indicators are also relevant



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to the Gypsy and Traveller Site document and therefore, it is proposed to continue to use them. The 16 Sustainability Objectives which originate from the identified sustainability issues are:

- To ensure that everyone has access to a good quality affordable home that meets their needs;
- To ensure that everyone has access to the health, education, leisure and recreation facilities they require;
- To reduce crime and the fear of crime;
- To conserve and enhance the landscape and townscape character of the District;
- To conserve and enhance the biodiversity of the District;
- To conserve and enhance the historical and cultural environment of the District;
- To maintain a high quality environment in terms of air, soil and water quality;
- To reduce car journeys and promote alternative methods of transport;
- To reduce the risk of flooding;
- To make the most efficient use of land by prioritising brownfield land for development;
- To reduce the amount of waste produced and maximise the re-use and recycling of other materials;
- To ensure that rates of energy and water consumption are as efficient as possible;
- To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy;
- To maintain the high and stable economy of the District;
- To seek to enhance areas where there are inequalities in the economy, particularly the rural economy; and,
- To maintain and enhance the vitality of HorshamTown and village centres.

10.9 These objectives have been assessed and reviewed to determine their contribution to sustainable development and the range of indicators set out within Appendix 3 of the main SA/SEA report. The sustainability objectives have been compared with each other and the LDF objectives to determine whether there are any areas where the objectives conflict. The results from this assessment indicated that most of the objectives were compatible with each other, or had a neutral effect. The main areas where objectives are not compatible are those which result in the need for development (e.g. provision of housing) against objectives which need to limit development in some way (e.g. protection of landscape character).



Development Options

10.10 When assessing the Gypsy and Traveller DPD from a SA/SEA perspective, it is proposed the range of options set out below and within Chapter 4 of the main document are tested by the sustainability objectives; justification for their inclusion is set out within the supporting text of Chapter 4.

1. Site Provision

Option A – Make provision within the document for Gypsy and Travellers living in permanent bricks and mortar housing who might wish to relocate to allocated caravan sites and vice versa; and,

Option B – Allocated both permanent and transit sites; or,

Option C – Allocate only permanent sites.

In addition to the above 3 options:

Option D – Allocate only enough land to meet the needs of Gypsy and Travellers living within the District; or,

Option E – Coordinate site provision across West Sussex to ensure a unified level of provision and also meet County needs, rather than just District needs.

Option F - No site allocations within Horsham District.

(Legislative conflicts exist between the requirements of the SA/SEA to consider all options (in this case the option of not allocating sites) and the statutory requirements placed upon the Council by Circular 01/2006, which does not allow the Council to consider any option but site allocation. Therefore, to meet the SA/SEA requirements the 'do nothing option' has been included.)

2. Current sites with temporary planning permissions

Option A - As part of site allocation, encourage and grant permanent planning permissions on sites which were previously only granted planning permission on a temporary basis, in order to prevent the upheaval of 'settled' families; or

Gypsy and Traveller Sites Issues and Options



Option B - Minimise the extension of temporary permissions, or their upgrading to permanent permissions to encourage movement onto sites identified and allocated by the Council; and,

Option C – Introduce protection type policies to stop the redevelopment of authorised Gypsy and Traveller sites.

3. Site Location

Option A – Locate Gypsy and Traveller sites either within or within close proximity to existing urban areas; or,

Option B – Locate Gypsy and Traveller sites in more isolated rural locations away from the settled community.

In addition to the above two options:

Option C – Allocate sites wherever is most suitable in land use terms, ignoring the locational desires of the Gypsy and Traveller Community; or

Option D – Allocate sites only in locations where those interviewed have expressed a desire to live.

4. Site Uses / Type

Option A – Allocate sites suitable for both employment and residential uses (mixed use sites); or,

Option B – Allocate sites for residential use only; or,

Option C – Allocate separate sites for residential and employment uses.

5. Application of planning policy

Option A – Rely upon General Development Control Policies when determining planning applications on allocated and windfall sites, thereby determining Gypsy and Traveller planning applications against the same criteria as all other planning applications; or,

Option B – Determine Gypsy and Traveller planning applications against General Development Control policies, but exclude these applications from social housing provision, some planning obligations where appropriate and dwelling mix requirements; or



Option C – Include within the Gypsy and Traveller Sites DPD both site allocations and criteria based policy for the determination of planning applications.

6. Strategy for allocation and subsequent development of sites

Option A - Allocate sufficient provision of transit and permanent pitches / sites up to 2018 based upon the accommodation needs survey findings; however, sites will not be phased for release

Option B - Allocate sufficient provision of transit and permanent pitches / sites up to 2018, and to phase sites post 2009/2010 for potential release, subject to need; and,

Option C - In addition to either points A or B; allocate a small contingency to enable the Council to respond to unforeseen needs quickly and to reduce the need for a review of the DPD.

(n.b. these options are in addition to and complement other policy options raised within other Local Development Framework SA/SEA documents)

The option of not allocating sites following the completion of the Gypsy and Traveller Accommodation Needs Survey would mean that the Council is in breach of our Statutory obligation to ensure identified needs are met, as set out within Government Circular 01/2006; therefore, development options must focus upon the level of provision that will be provided.

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Conclusion

10.11 This scoping report sets out the proposed methodology and criteria that will be applied when evaluating the land allocations and policies of the Gypsy and Traveller Sites DPD. The final SA/SEA produced in support of the Submission Stage Gypsy and Traveller DPD will also set out the results of testing and the cumulative effects and collective impacts that Gypsy and Traveller policies/land allocations will have within the context of the Local Development Framework.

10.12 If you would like to comment on this SA/SEA Scoping Report please reply to:

Strategic and Community Planning
Horsham District Council
Park North, North Street
Horsham
West Sussex, RH12 1RL

or email: strategic.planning@horsham.gov.uk by 15 December 2006.



Gypsy and Traveller Sites Issues and Options