



Rother District Local Plan 2020 - 2040

Identifying sites for Gypsies, Travellers and Travelling Showpeople in Rother

Interim Report

Draft (Regulation 18) Version - April 2024

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This information can be made available in large print, audio or in another language upon request.

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1. Introduction

- 1.1. In preparing the new Rother Local Plan (2020-2040), and as set out in the national Planning Policy for Traveller Sites (PPTS) (updated 2023), the Council is required to:
1. Assess the accommodation needs of gypsies, travellers and travelling showpeople in Rother district;
 2. Set pitch targets for gypsies and travellers, and plot targets for travelling showpeople, which address the (permanent and transit site) needs;
 3. Identify (and update annually), a supply of specific deliverable sites sufficient to provide five years' worth of sites against the locally set targets.
 4. Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

2. Assessing the Accommodation Needs

- 2.1. The East Sussex local authorities and the South Downs National Park Authority have worked together to commission a joint East Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (2022) ("the GTAA"). This study provides a summary of accommodation need for Gypsies, Travellers and Travelling Showpeople in respect of both their permanent and transit needs for pitches/plots over the period 2021-2040. It identifies that additional sites for gypsies and travellers will be needed in Rother district to meet the accommodation needs over the emerging Local Plan period.

3. Setting Pitch Targets

- 3.1. The GTAA (2022) identified a need for 28 additional permanent pitches for gypsies and travellers in Rother District from 2021-2040. Five permanent pitches have since been delivered, reducing the outstanding need to 23 pitches, including 9 pitches to 2026 and 4 pitches to 2031. These targets are reflected in the draft proposed strategy for gypsy and traveller sites, detailed in the draft Rother Local Plan.
- 3.2. The GTAA found there is currently insufficient evidence to determine the number of additional transit pitches required, and no specific evidence of travelling showpeople accommodation need within Rother. Therefore, pitch and plot targets for this type of accommodation are not included in the draft Local Plan.

4. Identifying Sites

- 4.1. There are currently six pitches across two sites which are allocated through the current adopted Local Plan but which have not yet been developed. This falls short of the outstanding requirement set out in the GTAA.
- 4.2. Therefore, to seek to identify further potential pitches, the Council launched a “Call for Sites” in summer 2023 to give landowners, developers, site promoters and individuals the opportunity to put forward sites to be considered for allocation for gypsy or traveller pitches or travelling showpeople plots through the emerging Local Plan. Sites will be assessed for their suitability, availability and achievability in accordance with the PPTS.
- 4.3. To date, only three site submissions have been received and even if all were deemed to be suitable, the number of pitches that could be delivered would fall short of the GTAA requirement.
- 4.4. The assessments of those sites already submitted has not yet been completed, pending the identification of further potential sites.

5. Interim Site Information

- 5.1. Appendix 1 includes basic site information and location maps of those sites currently under assessment for their potential to accommodate new permanent pitches for gypsies and travellers.

6. Next Steps

- 6.1. Following the Regulation 18 consultation on the draft Local Plan, the Council will continue to seek to identify further potential sites for permanent gypsy and traveller pitches, and complete the assessment of all sites identified.
- 6.2. All sites which are assessed as suitable, available and achievable for development will be considered for inclusion as site allocations in the submission version of the new Rother Local Plan.

Appendix 1: Sites currently under assessment (April 2024)

Site ID	Site Address	Site Identification	Potential capacity (if suitable)	Availability	Summary of Environmental Constraints	Site Assessment
GYP0001	Land adjacent to Fir Tree Cottage, Netherfield Hill, Battle	Submitted site	Two pitches	Available	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. It has historic field boundaries. Within a Minerals Consultation Area relating to the underground gypsum mine.	To be completed.
GYP0002	Land north of Broom Hill, Flimwell, Ticehurst parish	Submitted site	Six pitches	Available	The site is within the High Weald National Landscape. Adjacent to ancient woodland. Areas at risk of surface water flooding nearby. Historic field boundaries. Within the Ticehurst-Flimwell Green Gap as designated by the Ticehurst Neighbourhood Plan. Public footpath adjacent.	To be completed.
GYP0003	The Hollies, The Mount, Flimwell, Ticehurst parish	Submitted site	Five pitches	Available	The site is within the High Weald National Landscape. Subject to a site-wide Tree	To be completed.

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					Preservation Order. Contains Priority Habitat (deciduous woodland). Adjacent to ancient woodland and a Local Wildlife Site. Adjacent to a Grade II listed building.	
GYP0004	Land adjacent to High Views, Loose Farm Lane, Battle	Existing Local Plan allocation: Policy GYP1 of the Development and Site Allocations (DaSA) Local Plan (2019)	One pitch	Available	The site is within the High Weald National Landscape.	The site is allocated for one permanent pitch for gypsies and travellers. It does not have a planning permission for the allocated use and is not occupied. The landowner has indicated it remains available for the allocated use and is expected to be developed as such, subject to a new planning permission, within the next ten years. There have been no significant changes in circumstances and the site remains suitable, available and achievable for one permanent pitch for gypsies and travellers.

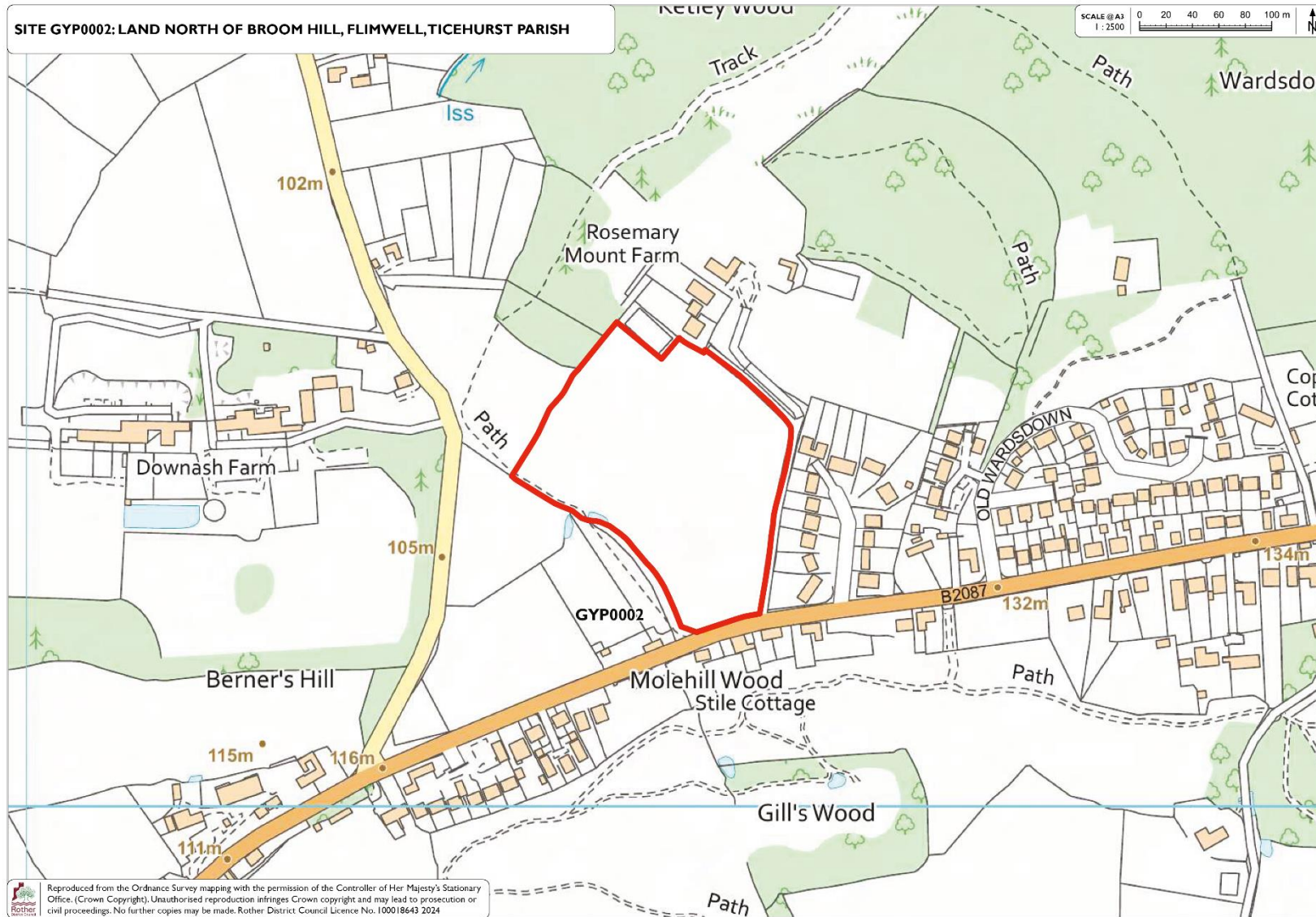
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GYP0005	Land at North Bexhill, Watermill Lane, Bexhill	Existing Local Plan allocation: Policy BEX3c of the Development and Site Allocations (DaSA) Local Plan (2019)	Five pitches	Not available	There is some risk of surface water flooding on the adjacent road. There is a public footpath adjacent to the site's eastern boundary.	The site is allocated for up to five permanent pitches for gypsies and travellers. It does not have a planning permission for the allocated use and is not occupied. However, the landowner has indicated it is not available for the allocated G&T use. Therefore, the site is not available or achievable for development for gypsy and traveller accommodation.
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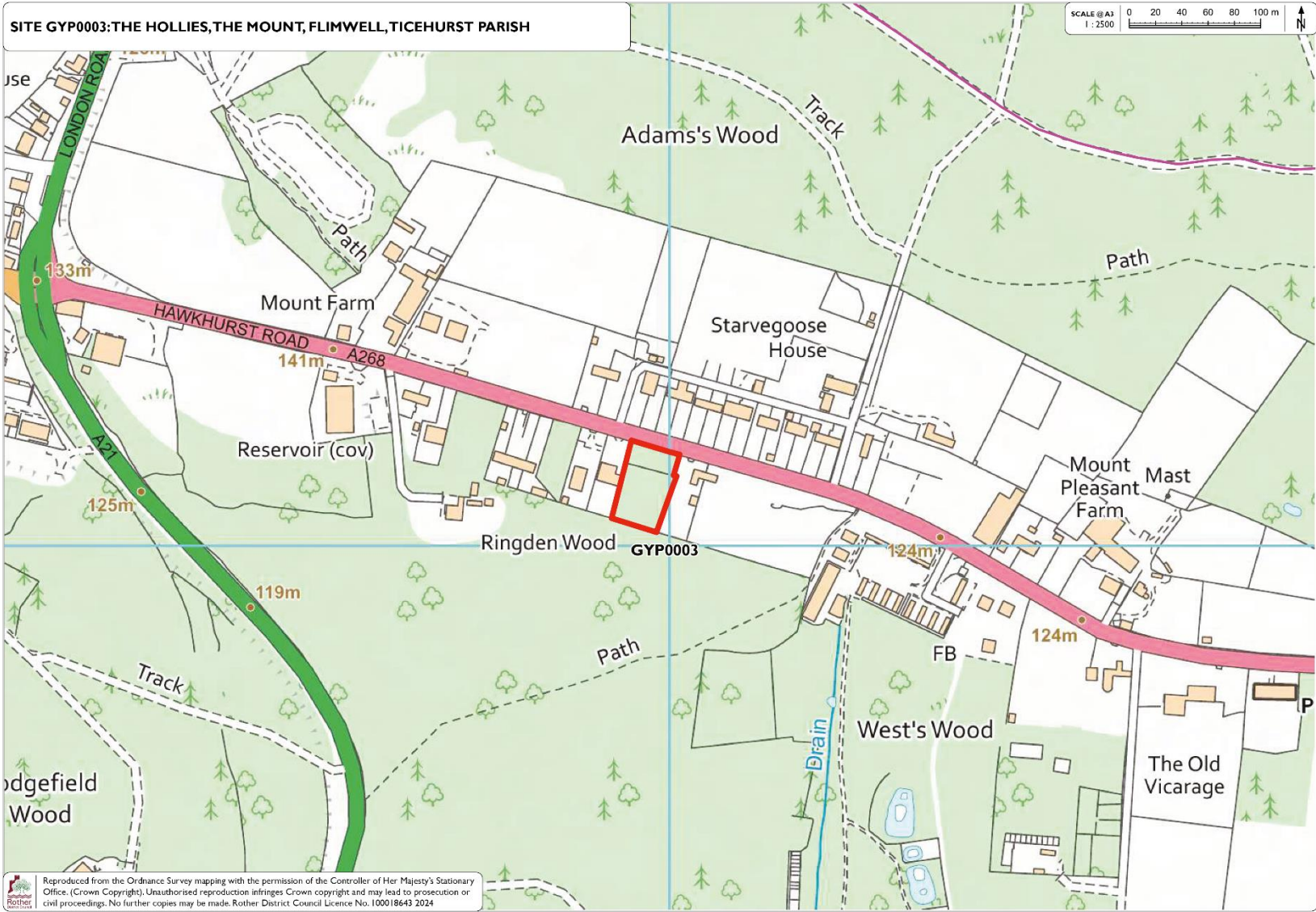
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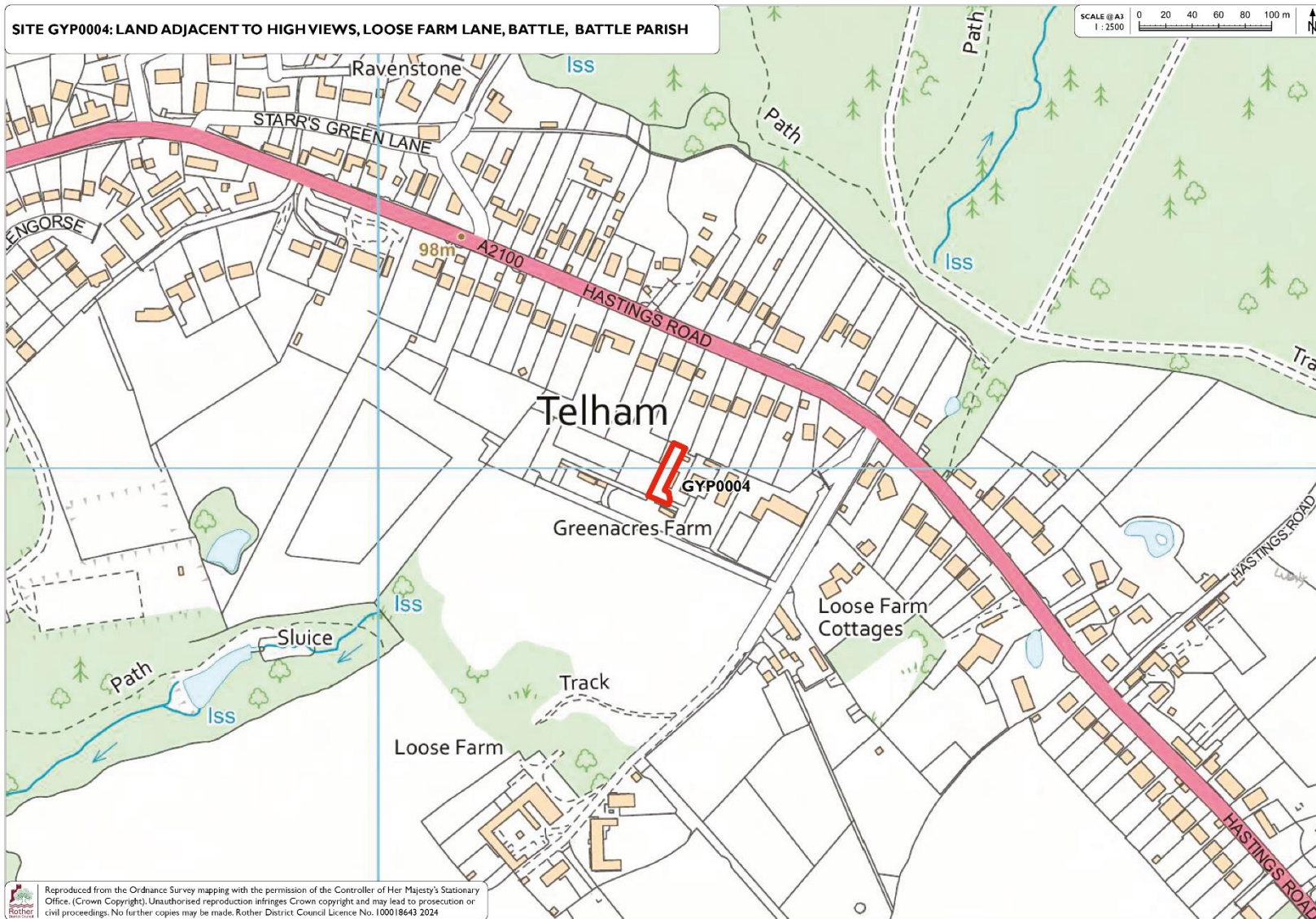
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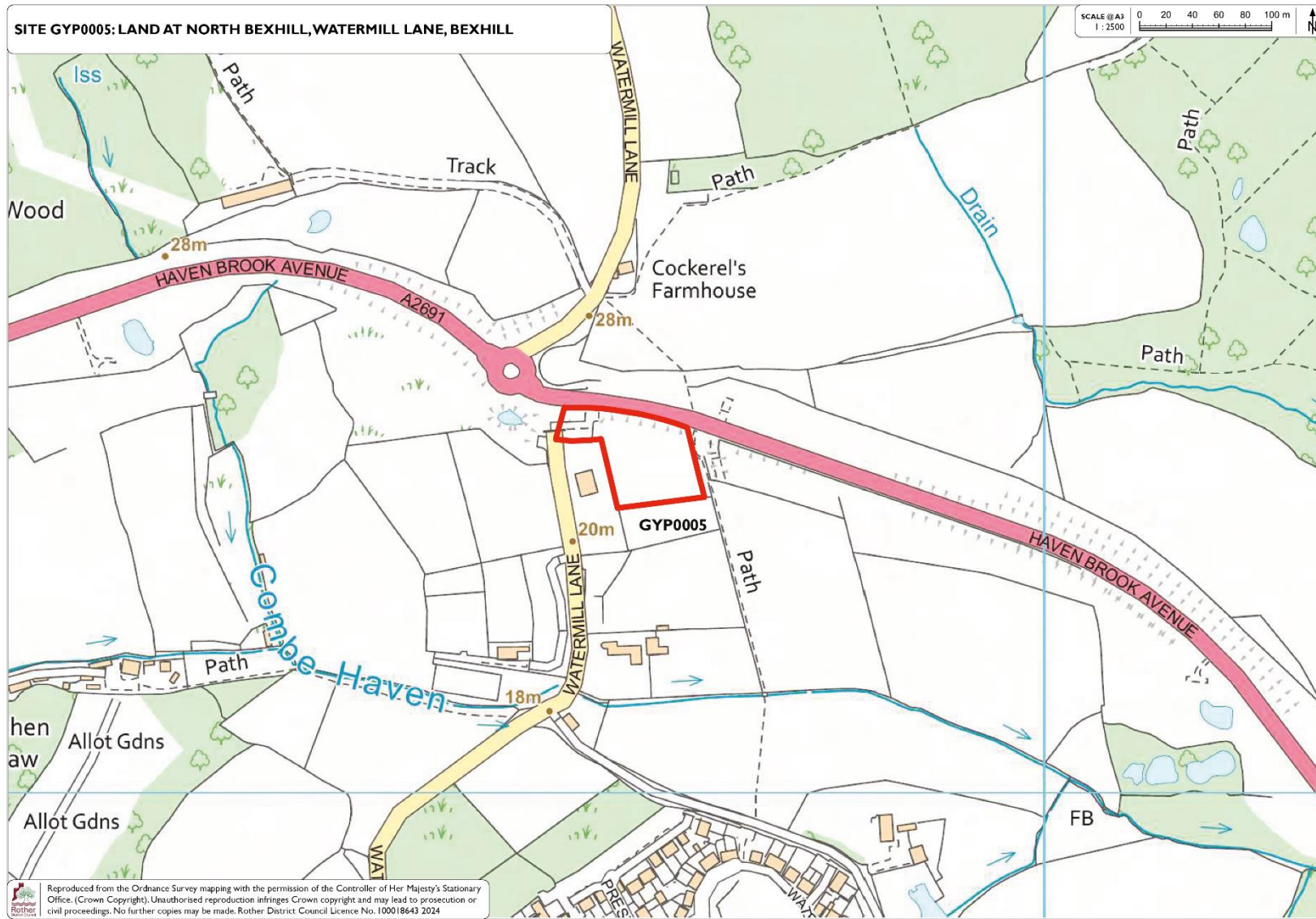
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