

Planning Policy Advice

Application Ref:	DM/25/3108
Application Type: (Pre-app/ application)	Full Planning Application
Address:	Moonshine Meadows, Land At Grid Reference 528715 121501, Cuckfield Road, Ansty
Description:	Proposed 5 pitch site for settled gypsy accommodation including vehicular access, each containing mobile home, utility building and parking spaces.
Date:	29 January 2026
Policy Officer:	Natalie Sharp
DM Officer:	Andy Watt

Development Plan

The Development Plan comprises of the adopted 2018 Mid Sussex District Plan 2014-2031, currently under review, and the Site Allocations Development Plan Document (Site Allocations DPD) adopted June 2022. The site falls within the Hurstpierpoint and Sayers Common Neighbourhood Plan (HSCNP) area which was 'made' on 19 March 2015.

Below are the Development Plan policies considered key to the consideration of the application proposal.

2018 Mid Sussex District Plan (2014 – 2031)

Principle of Development

The site is outside of the built-up area boundary as shown on the Policies Maps, Policies DP6: Settlement Hierarchy, DP12: Protection and Enhancement of Countryside and DP15: New Homes in the Countryside of the 2018 District Plan (the Plan) are therefore relevant.

Policy DP33: Gypsies, Traveller and Travelling Showpeople sets out the relevant criteria for the provision of new sites and extensions to existing sites, as well as identifying the safeguarding of existing sites. Both National Planning Policy for Traveller Sites (PPTS) and Policy DP33 recognise that sites can be located in rural and semi-rural locations providing certain policy criteria are met.

Gypsy and Traveller Accommodation Need and Provision

The accommodation needs for Gypsies, Travellers and Travelling Showpeople in the district is assessed through the Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA) Update (2024). The GTAA has been prepared in line with national policy and provides a robust assessment of current and likely future need. It is considered the most up-to-date evidence of need.

DP33: Gypsies, Travellers and Travelling Showpeople

The acceptability of the proposed development should be considered against the criteria set out in Policy DP33 and PPTS, broadly grouped below.

Need - The 2024 GTAA identifies a need for 21 net permanent pitches (five for households that meet the definition, 12 for households that do not meet the definition and four for undetermined households). The GTAA suggests a minimum of three pitches to be delivered within the first five-year period (2024-2028). The Council's existing commitments are currently expected to be delivered post year 5. Therefore, the Council is currently unable to demonstrate a five-year supply of pitches.

Location and scale - The site is outside the High Weald National Landscape (HWNL) and the Ashdown Forest 7km zone of influence. The site is outside the built-up area boundary. Consideration should be given to whether the scale of the development would dominate the nearest settled community. The site is adjacent to residential properties to the north and south; these are considered compatible neighbouring uses. The proposed development should ensure that potential impacts are minimised on the adjacent properties and countryside.

Accessibility - The site is approximately 1.9km from Ansty, a category 3 settlement (small village) with limited services. Burgess Hill, approximately 4.7km southeast of the site, has a good range of services and facilities including retail, education, health, employment opportunities and public transport links to London and Brighton. Accessibility to these services is likely to be car dependent. A limited bus service (number 89¹) operates through Ansty between Horsham and Haywards Heath. A second bus service (number 100²), approximately 1.2km south of the site, operates between Horsham and Burgess Hill. Neither bus stops can be accessed via a formal pavement from the site.

Onsite provisions - The site is approximately 3,370sqm. The proposed site plan and Planning Statement suggest each of the five pitches would accommodate a two bedroom mobile home, two parking spaces (including area for a touring caravan), turning area, amenity area and utility block. It is noted that the access is to be built in accordance with approved plans associated with a new crossover for light agricultural vehicles to access the fields. The decision maker should be satisfied that the necessary infrastructure can be accommodated to serve the proposed development.

Hurstpierpoint and Sayers Common Neighbourhood Plan ('made' March 2015)

The Hurstpierpoint and Sayers Common Neighbourhood Plan (HSCNP) area which was 'made' on 19 March 2015. Since then, the 2018 District Plan has been adopted. If there is conflict between non-strategic policies in the District Plan and ASNP, the District Plan takes precedence.

Countryside HurstC1: Conserving and enhancing character – this policy allows for development in the countryside where certain criteria are met.

¹ Monday, Wednesday, Friday and approximately every 2-3 hours between eight am and six pm.

² Monday to Saturday approximately every hour between 7am (8am at weekends) and 7pm.