APPEAL REFS: APP/Z3825/C/25/3361550/51 & APP/Z3825/W/25/3360345

Agenda

Land at Staalcot Farm, Stall House Lane, North Heath, Pulborough, West Sussex RH20 2HR

1. **The Notices and s78 appeal**

2. **Background and Occupation.**

3. **S78 appeal**

    - **Policy Framework**

        - Development Plan
        - National Planning Policy Framework
        - Planning Policy for Traveller Sites

    - **Main Issues**

        - The effect on the landscape, character and appearance of the area including the adjacent Public Right of Way.
        - The effect on the setting of grade II Laurel Cottage.
        - The effect on Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites in relation to water neutrality.

    - **Other Considerations**

        - The need for sites for gypsies and travellers, the provision of sites and availability of alternative sites.
        - Personal circumstances, human rights and the best interests of the child.

    - **Other Matters**
        - Access to services
        - Ecology and protected species
        - Drainage – surface water and foul
        - Highway and pedestrian safety

    - **Conditions**

4. **Ground (g) (174 appeals)– whether the compliance period is reasonable.**

5. **Applications for costs (if any)**

6. **Site visit arrangements**