

Appendix 6

Traveller and Travelling Showpeople Accommodation

Guildford Borough Council

2024

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1. Introduction

- 1.1 The Council seeks to ensure that there are enough decent homes, in suitable locations, for everyone in our community in keeping with the Government’s aim for sustainable and mixed communities. Historically, Travellers have been an important part of the local community in the borough and will remain so in the future. As such, the Council is committed to securing better and sufficient accommodation for Travellers in the borough, promoting integration with other housing types, helping to improve social outcomes and opportunities and providing more certainty for the community.
- 1.2 Historically, Traveller accommodation has been clustered in a small number of areas of the borough. In securing better integration and social cohesion, small-scale provision of a number of pitches and plots in a range of locations across the borough is considered the more desirable approach.
- 1.3 Planning Policy for Traveller Sites (‘PPTS’) (updated December 2023) requires the Council to:
- Make its own assessment of the need for Traveller accommodation for the purposes of planning in our borough,
 - Develop fair and effective strategies to meet the identified need through the identification of land for sites,
 - Protect the Green Belt from inappropriate development,
 - Promote more private traveller site provision and reduce unauthorised development,
 - Identify deliverable sites to provide five years’ worth of accommodation against a locally set target, and
 - Identify developable sites or broad locations for growth for the next six to ten years and where possible 11-15 years.
- 1.4 The identified need for Traveller accommodation in Guildford borough is set out in the Traveller Accommodation Assessment (TAA), June 2017.
- 1.5 As with other types of housing, the Land Availability Assessment (LAA) identifies land in the borough that is a realistic ‘*deliverable*’ or ‘*developable*’ candidate for development for Traveller accommodation. In identifying these sites, the LAA has deployed the methodology as set out in Appendix 1: Methodology¹. However, for the assessment of Traveller accommodation, no minimum site size threshold has been used, which means that sites that could accommodate even just one Traveller pitch or Travelling Showpeople plot have been considered.

¹ See National Planning Practice Guidance PPG (Guidance category – Housing and Economic Land Availability Assessment)

2. Planning for the needs of our Traveller and Travelling Showpeople community

2.1 The Government published an update to the National Planning Policy Framework ('NPPF')² in December 2023 (although a consultation draft of a revised NPPF was published in July 2024). Planning Policy for Traveller Sites ('PPTS')³ was published in August 2015 and updated in December 2023. The NPPF (paragraph 60) states that;

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”⁴.

2.2 PPTS states that local authorities should set targets for Traveller accommodation that address the identified needs⁵. Additionally, local authorities are required to identify a supply of *deliverable* sites to meet the need for Traveller accommodation for the next five years, and identify sufficient *developable* sites or broad locations with potential to meet the need for Traveller accommodation arising in the 6 – 10 and 11 – 15 year periods of the Local Plan.

2.3 The definitions of what constitute '*deliverable*' and '*developable*' sites are set out in the PPTS, on page 3, footnotes 4 and 5. PPTS Footnote 4 states: 'To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'. PPTS Footnote 5 states: 'To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged'. PPTS update from December 2023 reverts to the definition of travellers for the purposes of planning to include those travellers that have ceased to travel permanently.

2.4 The Council’s adopted Local Plan identifies and allocates a number of sites to help meet this need, reflecting the Council’s duties with regard to equality in plan-making

² NPPF available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ PPTS, available online at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

⁴ NPPF: Paragraph 60.

⁵ Planning Policy for Traveller Sites 2015 para 9: Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople defined in Annex 1

functions, to have regard to the needs of ethnic groups including Gypsies and Travellers, alongside the NPPF requirement to plan for the housing needs of groups with specific housing requirements.

3. Preparing the LAA for Traveller and Travelling Showpeople provision

- 3.1 The LAA has been prepared using the methodology set out in PPG (Guidance category – Housing and Economic Land Availability Assessment). A minimum site size threshold is not used for the assessment of Traveller accommodation, and sites that could accommodate one pitch or plot have been considered.
- 3.2 NPPF and PPG set out how to assess suitability, availability and viability of land of potential development. In addition, to assist with the assessment of potential Traveller sites, we have had regard to [Designing Gypsy and Traveller sites good practice guide](#) (2008, withdrawn September 2015) and professional experience. Whilst the good practice guide has been withdrawn, it contains useful information about site layout.
- 3.3 Since the preparation of the first Traveller SHLAA, Council officers have liaised with key stakeholders, including members of the Traveller community and landowners of sites providing Traveller accommodation. We have also had input from the Traveller Forum, which consisted of representatives from the Traveller communities, parish councils, Guildford Borough councillors, Surrey Police and Guildford Borough Council officers. Council officers also organised two minority group engagement events to encourage involvement in the preparation of the Local Plan, which were well-attended by the Traveller community. Engaging more with our Traveller community has helped us to understand concerns about accommodation and the planning process.

4. Our aims

- 4.1 Our corporate plan (2024-2034)⁶ demonstrates our commitment to residents having access to decent and affordable homes. It is our aim for new Traveller accommodation in Guildford borough to be high quality and, where possible, integrated with bricks and mortar housing. We wish to avoid large sites and stand-alone Traveller accommodation where there is limited opportunity for daily integration with members of the settled community. We are used to seeing flats, houses, bungalows, student accommodation and care homes on our streets and our aim is for small scale Traveller accommodation to be included within this mix.

⁶ Available online at:<https://www.guildford.gov.uk/corporatestrategy>

- 4.2 Planning applications for development of Traveller accommodation may come forward on land that we have not identified in this LAA. Any planning permission for permanent Traveller accommodation will count towards meeting the identified need. This LAA identifies land that meets the assessment criteria.

5. Delivery mechanisms

- 5.1 The upfront costs of providing Traveller accommodation often delay private provision. Particular difficulty can be paying the planning contributions required on commencement of the planning permission, particularly the Thames Basin Heaths Special Protection Area (TBH SPA) contribution. The cost to the Council of providing public Traveller accommodation is approximately £125,000 to £150,000 per pitch but can be higher. This includes the cost of assessing sites, gaining planning permission, planning contributions, infrastructure and building.

6. The identified need and requirement

- 6.1 An updated definition of gypsies and travellers for the purposes of planning policy was published in PPTS Annex 1 on 19 December 2023.
- 6.2 Essentially, this change broadens the previous 2015 PPTS definition (which was limited to those travellers who had ceased to travel temporarily on grounds only of their own or their family's or dependants' educational or health needs or old age) to also include those travellers who have ceased to travel permanently. This is a significant change as it widens the scope of traveller accommodation needs that Councils are required to meet. The Council is in the advantageous position of the GBC Traveller Accommodation Assessment (TAA) 2017 having assessed and planned for the needs of travellers as per the previous 2015 PPTS definition, alongside the needs of settled travellers who have ceased to travel permanently and may meet the updated PPTS definition, and those households of unknown planning status.
- 6.3 The Guildford borough Local Plan: strategy and sites (2015– 2034) Policy S2: 'Planning for the borough – our spatial development strategy' identifies a requirement of 4 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by the older 2015 version of Planning Policy for Traveller Sites (PPTS)) between 2017 and 2034. It also seeks to make provision for 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by the older 2015 version of Planning Policy for Traveller Sites (PPTS)) and 8 permanent pitches to meet the need of households of unknown planning status between 2017 and 2034.

6.4 In this context, Table 1 below shows the combined accommodation need for all traveller accommodation using figures from the TAA (2017).

	Pitches for Gypsies and Travellers	Plots for Travelling Showpeople
Total (over period 2017-34)	53	8

Table 1: Additional pitches and plots for travellers identified in the TAA 2017.

7. Meeting need

Local plan provision

7.1 The Local Plan: strategy and sites identifies an accommodation need for 53 (net) permanent pitches for Gypsies and Travellers and 8 (net) permanent plots for Travelling Showpeople within Guildford borough between 2017 and 2034. A total of 57 Gypsy and Traveller pitches (net) and 8 Travelling Showpeople plots (net) have been identified in the Local Plan site allocation policies, which includes a buffer of 4 additional pitches should some allocated sites not come forward.

7.2 The allocated sites for Gypsy and Traveller pitches are:

Policy	Site allocated for Gypsy and Traveller pitches	Allocation
A24	Slyfield Area Regeneration Project, Guildford	6 public pitches
A25	Gosden Hill Farm, Merrow Lane, Guildford	6 public pitches
A26	Blackwell Farm, Hogs Back, Guildford	6 public pitches
A35	Former Wisley Airfield, Ockham	8 public pitches
A43	Land west of Winds Ridge and Send Hill	2 public pitches
A46	Palm House Nurseries, Normandy	6 private pitches
A48	Land at Cobbets Close, Worplesdon	3 public pitches (net) (20 gross)
A49	Four Acres Stables, Worplesdon	6 private pitches
A50	Roundoak, Wood Street Village	1 private pitch
A51	Lakeview, Ash Vale	3 private pitches (net)
A52	The Orchard, Puttenham	1 private pitch (net) (2 gross)
A53	Valley Park Equestrian, Shalford	5 private pitches
A54	The Paddocks, Ripley	4 private pitches
Total	-	31 public and 26 private pitches 57 pitches in total

Table 2: Sites allocated for pitches for travellers in the Guildford borough Local Plan April 2019.

7.3 The allocated sites for plots for Travelling Showpeople are:

Policy	Site allocated for Travelling Showpeople Plots	Allocation
A41	Land at Garlick’s Arch, Send Marsh and Ripley	6 private plots
A47	Whittles Drive, Normandy	2 private plots (net) (14 gross)
Total	-	8 private plots in total

Table 3: Sites allocated for plots for Travelling Showpeople in the Guildford borough Local Plan April 2019.

Supply and trajectory

- 7.4 The PPTS indicates that the Council is required to ‘identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets⁷.’ It is considered that the Council’s locally set targets should now be viewed in light of the December 2023 PPTS change to the definition of a traveller. For the 5-year supply of sites, we have looked at the full local traveller pitch need (53 permanent pitches as identified under LPSS Policy S2(3)) as opposed to reflecting on supply against the identified needs of those travellers that met the 2015 PPTS definition only (i.e. 4 permanent pitches).
- 7.5 Tables 4 and 5 (below) set out the Council’s supply and anticipated trajectory for the delivery of Traveller pitches and Travelling Showpeople plots. The tables set out the number of Traveller pitches and Travelling Showpeople plots that could reasonably be expected to be delivered in the borough. The table is ordered in line with the Local Plan allocated sites site ID but is updated to take into account planning permissions, including permissions on sites not allocated (see the following section on permanent planning permissions). There is more information about some of the sites in the following notes and tables and in Appendix 2 ‘Realistic candidates for Development’.

⁷ See [PPTS](#) paragraph 10a.

Site ID (LP policy)	Traveller Pitches Location	Number of pitches (net) per delivery period				
		Jan 2017 ⁸ to 31/3/24 completed	1-5 years ⁹	6-10 years	11-15 years	Total
N/A	Land south of Guildford Road, Ash	1	2	0	0	3 ¹⁰
N/A	The New Yard, Lysons Ave, Ash Vale	1	0	0	0	1 ¹¹
46 (A25)	Gosden Hill Farm, Merrow Lane	0	0	3	3	6
53 (A35)	Land at former Wisley Airfield Ockham	0	0	4	4	8
165 (A48)	Land at Cobbetts Close, Worplesdon	0	0	0	3	3
245 (A24)	Weyside Urban Village (Slyfield Area Regeneration Project)	0	0	6	0	6 ¹²
311 (A26)	Blackwell Farm, Guildford	0	0	3	3	6
1399 (A52)	The Orchard, Puttenham	1	0	0	1	2 ¹³
2081 (A43)	Land west of Winds Ridge and Send Hill, Send	0	0	2 ¹⁴	0	2
2106 (A51)	Lakeview, Lakeside Road, Ash Vale	0	0	3	0	3
2114 (A50)	Roundoak, White Hart Lane, Wood Street Village	1	0	0	0	1 ¹⁵
2119 (A49)	Four Acre Stables, Worplesdon	1	5	0	0	6 ¹⁶
2120 (A53)	Valley Park Equestrian Centre, Shalford	3	2	0	0	5 ¹⁷
2125 (A54)	The Paddocks, Ripley	4	0	0	0	4 ¹⁸
2343 (A46)	Oaklands Farm (previously Palm House Nurseries), Normandy	6	0	0	0	6 ¹⁹
Total	-	18	9	21	14	62²⁰

Table 4: Trajectory - Potential number of traveller pitches per delivery period identified in LAA

⁸ Delivered since GBC Traveller Accommodation Assessment base date January 2017.

⁹ Period 01/04/2023 to 31/03/2028.

¹⁰ See "Note 1" for permanent planning permission detail, approved 21/03/13, partially implemented.

¹¹ See "Note 2" for permanent planning permission detail, approved 3/07/19.

¹² See "Note 2" for permanent planning permission detail, approved 18/3/22.

¹³ See "Note 2" for permanent planning permission detail, approved 9/05/17.

¹⁴ Site is at pre-application stage.

¹⁵ See "Note 2" for permanent planning permission detail, approved 9/04/19.

¹⁶ See "Note 2" for permanent planning permission detail, approved 8/11/19.

¹⁷ See "Note 2" for permanent planning permission detail, approved 21/02/20.

¹⁸ See "Note 2" for permanent planning permission detail, approved 17/02/21.

¹⁹ See "Note 2" for permanent planning permission detail, approved 24/02/20.

²⁰ This total does not reflect any net losses in pitch numbers.

	Travelling Showpeople plots	Number of plots (net) per delivery period				
Site ID (LP site allocation)	Location	Jan 2017 to 31/3/24 completed	1-5 years	6-10 years	11-15 years	Total
2258 (A41)	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	0	6	0	0	6 ²¹
241 (A47)	Land at Whittles Drive, Normandy	0	0	0	2	2
Total	-	0	6	0	2	8

Table 5: Trajectory - Potential number of Travelling Showpeople plots per delivery period identified in LAA.

Permanent planning permissions for Gypsies and Traveller pitches

7.6 The following are permanent planning permissions for Gypsies and Traveller pitches:

- There is an extant permission (for 3 pitches net) on Land South of Guildford Road, Ash (see note 1). One of these pitches has been built since January 2017. **Net 1 pitch delivered, 2 outstanding pitches.**
- Permanent planning permission has been granted for 32 (net) permanent pitches between 27 January 2017 to 31 March 2024 (see note 2) This number includes outline planning permission for 6 pitches at Weyside Urban Village and delivery is anticipated to be in 6 to 11 years time. Two of these pitches were granted permission on 13/11/18 but do not count as meeting our need as they were built and occupied prior to January 2017 and were accounted for in the TAA 2017. As such they do not contribute towards meeting the traveller accommodation target (minus 2 pitches, see note 3). **Net 30 pitches: 17 pitches delivered, 13 pitches outstanding** (6 with outline consent).
- Loss of 1 permanent pitch at 47 Station Rd East, Ash Vale (see note 4). **Minus 1 pitch.**
- **Total 3 + 30 – 1 = 32 pitches granted planning permission (net)**

Note 1 – permanent permission granted in 2013 with extant pitches

7.7 Planning permission granted in 2013 (see table 6 below) for 4 pitches has been partially implemented by building 2 pitches, 1 of which can count as delivered since January 2017. The remaining 2 pitches are expected to be delivered in the next 5 years, as reflected in the trajectory.

²¹ See "Note 5" for permanent planning permission detail, approved 01/6/22.

Date of decision	Planning reference	Site address & details	Ward	Number of pitches completed (net)	Number of pitches outstanding
21/05/13	12/P/02100 (extant)	Land south of Guildford Road, Ash. Partially implemented pp.	Ash Wharf	1	2

Table 6: Planning reference 12/P/02100

Note 2 – permanent planning permission granted 2017-2024

7.8 Permanent planning permission granted for pitches: 27 January 2017 to 31 March 2024.

Date of decision	Planning reference	Site address & details	Ward	Number of (net) pitches completed	Number of pitches outstanding
19/05/17	15/P/02322	The Orchard, Puttenham Heath Road, Puttenham ²²	The Pilgrims	1	0
03/07/19	17/P/00092	The New Yard, Lysons Avenue, Ash Vale	Ash Vale	1	0
09/04/19	18/P/01484	Roundoak, White Hart Lane, Wood Street Village	Worplesdon	1	0
8/11/19	19/P/01136	Four Acres Stables, Aldershot Road, Guildford. Discharge of condition ref 20/D/00042 refused 12/10/21, awaiting further submission.	Worplesdon	1	5
21/02/20	19/P/01504	Valley Park Equestrian Centre, East Shalford Lane	Shalford	3	2
24/02/20	18/P/02435	Oaklands Farm (formerly Palm House Nurseries), Glaziers Lane	Normandy	6	0
17/02/21	20/P/00232	The Paddocks, Land off Rose Lane, Ripley	Ripley	4	0
18/3/22	20/P/02155	Weyside Urban Village Slyfield Green, Guildford. Outline planning permission.	Stoke	0	6
Total	-	-	-	17	13

²² One pitch granted planning permission at appeal. A second pitch on site is a site allocation shown for delivery in years 11-15 in the trajectory as it is a pitch for a dependent child once they reach adulthood. It will require planning permission.

Table 7: Permanent planning permission granted for pitches between 27 January 2017 to 31 March 2024

Note 3 – pitches not counted towards accommodation target

7.9 A further 2 pitches were granted permission between 27 January 2017 to 31 March 2024 (see table 8 below). Whilst the planning permission was pending awaiting the signing of a Section 106 agreement they were built and occupied at the time of the Traveller Accommodation Assessment (TAA) 2017. They were therefore included within the TAA baseline of existing private pitches as they were occupied (albeit without planning permission). As such they do not contribute towards meeting the traveller accommodation target. They have therefore not been included in the trajectory in table 4 above.

Date of decision	Planning reference	Site address	Ward	Number of pitches completed (net)
13/11/18	14/P/01058	Ipsley Lodge Stables Ipsley Lodge, Hogs Back, Seale	Ash South & Tongham	2 (<i>not counted</i> ²³)

Table 8: Planning reference 17/P/01058

Note 4 – loss of a pitch

7.10 Planning permission was granted for the loss of one pitch and a bungalow and the replacement with 10 flats at Ash Vale.

Date of decision	Planning reference	Site address	Ward	Net number of pitches <u>lost</u>
13/07/18	18/P/00095	47 Station Rd East, Ash Vale	Ash Vale	1
Total	-	-	-	1

Table 9: Planning permissions with net loss of Traveller pitches since 27 January 2017.

Temporary and time-limited planning permissions for traveller pitches

7.11 Temporary planning permission has been granted for 4 pitches plus 2 existing pitches were allowed at appeal. The site for 2 pitches is within the Green Belt. These sites are included within this document for information but due to their temporary nature they

²³ As these pitches were occupied prior to signing the Section 106 agreement they were counted as existing within the Traveller Accommodation Assessment (TAA) 2017 and don't count towards meeting the accommodation need as identified in the TAA.

do not count towards meeting the traveller accommodation target and are not included in Table 4 and Table 7 above.

Date of decision	Planning reference	Site address	Ward	Number of pitches (net)
Appeal decision 17/2/23 3-year period	21/P/00454 and 21/P/00456	The Pines, Green Lane East, Normandy	Normandy	2
Decision issued 21/2/24 5-year period	22/P/00738	Ipsley Lodge Stables Ipsley Lodge, Hogs Back, Seale	Ash South & Tongham	4

Table 11: Sites with temporary or time-limited planning permission for Traveller pitches.

Permanent planning permissions for Travelling Showpeople plots

- 7.12 The following are permanent planning permissions for Travelling Showpeople plots:
- Permanent planning permission was approved for 6 Travelling Showpeople plots at Garlicks Arch. **6 plots outstanding.**

Note 5 – Travelling showpeople plots approved

- 7.13 Planning permission for Travelling Showpeople plots was approved on 1 June 2022. There is a detailed planning application reference 23/P/01070 for this site awaiting determination.

Status/ date of decision	Planning reference	Site address	Ward	Number of TSP plots granted (net)
1/6/22	19/P/02223	Land at Garlick’s Arch, Send Marsh Burnt Common and Ripley	Send	6 plots

Table 12: Planning reference 19/P/02223

8. Current position and five-year traveller land supply

- 8.1 First, regarding overall supply, the Local Plan identified sufficient pitches and plots to meet the needs of our travelling community within Guildford borough over the Local

Plan period 2015 - 2034. The total identified supply of pitches in both the Guildford borough Local Plan and the LAA over the whole Local Plan period is greater than the identified traveller accommodation need in Guildford borough Local Plan Policy S2. However, we have allowed for a small degree of headroom as an appropriate level of supply over and above the minimum requirement to ensure that the total identified traveller accommodation need in Policy S2 can actually be delivered over the plan period. The headroom provides flexibility to adapt to change, as required by the National Planning Policy Framework (NPPF), should sites not be delivered as planned.

- 8.2 Further flexibility has also been provided to meet any future arising traveller accommodation needs through the Local Plan policy H1: 'Homes for all' requirement to provide pitches or plots on development sites of over 500 homes whilst an identified need remains.
- 8.3 Second, regarding 5-year supply against our locally set targets which we are required to update annually in line with the PPTS (see para 10), the change to the definition of a traveller for the purposes of planning policy in the PPTS has altered our consideration of the figures we need to use in this calculation.
- 8.4 In this regard, the Local Plan identifies the combined accommodation needs for Gypsies, Travellers and Travelling Showpeople as 53 pitches and 8 plots over the plan period. This figure includes 4 pitches and 4 plots for travellers within our area who met the previous PPTS definition of a traveller plus the 41 pitches and 4 plots from those of did not meet the previous definition of a traveller and 8 permanent pitches to meet potential additional need of local households of unknown traveller planning status (see Local Plan Policy S2(3), alongside monitoring indicator target on page 27).
- 8.5 In the context of the PPTS change in definition, it is considered appropriate to use these combined needs as identified in the adopted Local Plan as our locally set targets as opposed to the figures reflecting only needs under the previous and now updated 2015 definition and Gypsies and Travellers and Travelling Showpeople. This is considered a robust approach, and one that recognises that the details provided within the 2017 TAA do not enable us to definitively confirm which travellers meet the new PPTS definition, particularly those who ceased to travel permanently on the grounds of their own or their family's or dependants' educational or health needs or old age.

Next 1 to 5 years projected supply

- 8.6 Since 2017 to 31 March 2024 33 pitches (net) have been granted planning permission or have extant permission. There has been the loss of 1 pitch. Of these, 18 pitches have been completed within this period. Over the next 5-year period there are 9 pitches that are considered deliverable (see Table 13 below).

- 8.7 Planning permission has been granted for 6 new Travelling Showpeople plots, and a detailed planning application for this site is pending. This site is anticipated to come forward in the 1-5 year period, which will help meet the need for Travelling Showpeople plots.

Address	Status	Pitches/plots
Land south of Guildford Road Ash	Extant planning permission	2 pitches
Four Acres Worplesdon	Extant planning permission	5 pitches
Valley Park Shalford	Extant planning permission	2 pitches
Land at Garlicks Arch	Extant planning permission	6 plots
-	-	Total: 9 pitches and 6 plots

Table 13: Pitches anticipated to be delivered between 1 April 24 and 31 March 2029

The five-year traveller accommodation land supply

- 8.8 The above section sets out the traveller sites that are anticipated to be delivered within the next five-year period (namely sites assessed as being 'deliverable'). The table below provides a breakdown of how the five-year traveller accommodation land supply has been calculated. It covers the period from 1 April 2024 to 31 March 2029. The calculation is similar to our five-year housing land supply calculation methodology for consistency in approach. The base date of the TAA is used, so the calculations are for a 17-year period rather than the 19-year LPSS period. For the purposes of this calculation we have taken a conservative approach and included the identified accommodation needs of all travellers assessed in the TAA and set out in the Local Plan.

Step	Calculation	Variable	Value - Pitches	Value - Plots
A		Total pitches/plots required (2017-2034) 17-year period	53	8
B	$A \div 17$	Annual requirement over plan period (base date of TAA 27 January 2017 to 31 March 2034)	3.1	0.47
C	$B \times 7$	Completions required (27 January 2017 – 31 March 2024)	21.7	3.2
D		Number of permanent pitches/plots completed/delivered 27 January 2017 - 31 March 2024	18	0
E	$C - D$	Accrued deficit of pitches/plots for travellers from 27 January 2017 - 31 March 2024	3.7 pitch deficit	3.2 plot deficit

F	$E \div 10$	Deficit annualised over the remaining plan period to 2034	0.37	0.32
G	$B + F$	Annual requirement taking account of deficit	3.47	0.79
H	$G \times 5$	Total pitch/plot supply requirement for Travellers 1 April 2024 to 31 March 2029	17.35	3.95
I		Traveller pitch/plot supply (1 April 2024 to 31 March 2029)	9	6
J	$(I \div H) \times 5$	Five-year traveller pitch/plot supply 1 April 2024 to 31 March 2029 (supply \div requirement \times 5 = five-year traveller accommodation supply)	2.59 years supply	7.5 years supply

Table 14: Five-year traveller accommodation land supply position 1 April 2024 - 31 March 2029 for all travellers assessed as having an accommodation need in the TAA.

9. Discounted sites

9.1 Sites considered for traveller accommodation but discounted are listed in Appendix 3.