



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**Statement of Five-Year Gypsy, Roma and
Traveller Land Supply**

**(Submission Amended Allocations &
Development Management DPD)**

Published 17th January 2024

Five Year Land Supply Statement as at 6th December 2023

1.0 Introduction

- 1.1 This Statement sets out the Gypsy, Roma and Traveller five year land supply position in the District and outline how the Strategy within the Submission Amended Allocations & Development Management DPD (AADMDPD) will support the Council in securing a five-year land supply for this form of development.
- 1.2 It is acknowledged that for the purposes of day-to-day decision making, there is not currently a five year land supply of specific deliverable sites when assessed against the locally set targets.

2.0 Context

- 2.1 The Planning Policy for Traveller Sites (PPTS) 2015 sets out national planning policy for Traveller sites and should be read in conjunction with the National Planning Policy Framework (NPPF). Paragraph 10 of PPTS states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against locally set targets. These local targets only concern gypsies and travellers and travelling showpeople as defined in Annex 1 to the PPTS.
- 2.2 Following the Lisa Smith v The Secretary of State for Housing, Communities and Local Government and others [2021] EWHC 1650 (Admin) legal case the Government has reverted back to the definition of Gypsies and Travellers in the Planning Policy for Traveller Sites, adopted in 2012. The Council believes that use of the overall requirement (169 pitches) from its GTAA responds to the implications from this change to policy. However, due to the Government's intention to further review its approach to this area of policy and case law in 2024 the Council will continue to calculate its five-year land supply against two scenarios; 1) a target based around the requirements of households that were established to meet the 2016 planning definition, and 2) one against the overall requirement from the GTAA.
- 2.3 To be considered deliverable, the PPTS outlines that 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.
- 2.4 Current and future need for Gypsy, Roma and Traveller (GRT) and Travelling Showpeople accommodation across the District is documented in the Newark & Sherwood Gypsy and Traveller Accommodation Assessment 2020 (GTAA), which provides a baseline as at August 2019. The GTAA concluded there to be no Travelling Showpeople living in Newark & Sherwood so there is no current or future need for plots. The need profile for Traveller households, split into five-year periods, is set out in Table 1 below.

Table 1: GTAA Pitch Requirements Split by Five Year Period

	Years				
	0-5 (2019-24)	6-10 (2024-29)	11-14 (2029-33)	15 (2033-34)	
Planning Definition Household Pitch Requirement	77	20	18	3	118
Undetermined Households Pitch Requirement	8	6	5	2	21
Non-Planning Definition Households Pitch Requirement	18	6	5	1	30
Overall Pitch Requirement	103	32	28	6	169

2.5 There is a heavy weighting towards the first five year period as all current need (from unauthorised pitches, pitches with temporary planning permission, concealed and doubled-up households, 5 year need from teenage children, and net movement from bricks and mortar) is included within that 5 year period. Were the five-year land supply test to be applied applied on the basis of the need from those households established to meet the 2016 planning definition then this would take place against the **77 pitch** requirement for the period 2019-24. Use of the overall GTAA requirement was increase this to **103 pitches** over the same period.

Methodology

2.6 No firm evidence of demand for inward migration into the District was found as part of the GTAA. Therefore, net migration to the sum of zero was assumed for the GTAA – which means that net pitch requirements are driven by locally identified need rather than speculative modelling assumptions.

2.7 With inward and outward migration in balance with one another, this means that when a household moves into the District that movement is counterbalanced by the outward migration of another. Therefore, providing proposed pitches are addressing the needs of a Traveller household, consistent with the definition below (reflecting the implications from the Smith decision), then they would contribute supply against the local pitch target.

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

2.8 The plan period runs from 2013-2033, and the assessment of need provided by the GTAA has a baseline of August 2019. Accordingly, only completions and supply post this date will be counted against the local pitch targets for the purposes of this Statement.

3.0 Deliverable Supply

- 3.1 This section details the components of deliverable supply that make up the five year land supply.

Permissions and Completions

- 3.2 The following completions and commitments form part of the five-year land supply, please note that one application approved by Planning Committee, but yet to form valid planning consents, at Appleby Lodge has not been included. Delivery of this proposed allocation is however assumed to take place within the first five-year period.

Table 2: Traveller Pitch Permissions and Completions (post- August 2019)

Site	Pitches
Completed Pitches (post-August 2019)	
Land North of Crossways, Bathley	1
Chestnut Lodge, Barnby-in-the-Willows	2
Total	3
Unimplemented Pitches with Extant Permission (post-August 2019)	
Shady Oaks, Spalford	4
Chestnut Lodge, Barnby-in-the Willows (proposed site allocation NUA/GRT/10)	19
Oak Tree Stables, Besthorpe	8
Total	31

Site Allocations

- 3.3 As a result of the above, the ability to demonstrate a five year land supply will come from the proposed site allocations within the Submission Amended Allocations & Development Management DPD. These proposed site allocations are available, offer a suitable location for development and are achievable with a realistic prospect that development will be delivered on the site within five years.
- 3.6 The Gypsy and Traveller Land Availability Assessment (2023) provides further detail on how the suitability, availability and achievability of the proposed site allocations has been appraised. For the purposes of this assessment, and to ensure that they are achievable, judgements have been made over the timescales within which the sites will be available to meet need from the GTAA. The bulk of those sites which are projected to contribute supply against the first five year period (2019-24) are existing authorised Traveller sites, tolerated Traveller sites (sites without planning permission but that have been established beyond the timeframe within which enforcement action could be taken) and two site allocations covered by temporary permissions which would be regularised through the plan-making process.
- 3.7 In order to ensure the projected supply from existing sites is achievable within 5 years, it has only been assumed that the pitch need from the GTAA associated with the site and falling within 2019-24 will be delivered within the first 5 year period. It has been assumed that existing sites covered by an implemented temporary consent will be deliverable within the first five year period, given all that would be required is the gaining of permanent planning consent. These sites and their forecasted contributions towards supply are detailed below.

Table 3: Five Year Supply from Existing Sites Proposed for Allocation

Allocation Ref	Site	Overall Pitch Allocation	Pitch Supply Contribution (2019-24)
NUA/GRT/1*	Park View, Tolney Lane, Newark	13	13
NUA/GRT/2	Sandhill Sconce, Tolney Lane, Newark	11	11
NUA/GRT/3	The Paddocks, Tolney Lane, Newark	3	2
NUA/GRT/4	Hirram's Paddock, Tolney Lane, Newark	7	1
NUA/GRT/7*	Land at Shannon Falls, Tolney Lane, Newark	21	21
OB/GRT/1	Shannon Caravan Site, Ollerton	9	7
OB/GRT/2	The Paddock, Ollerton	3	3
OB/GRT/4	Dunromin, Ollerton	4	4
		Total	62

*Site covered by an implemented temporary consent

- 3.8 Beyond the existing sites listed above, there are 2 entirely new site allocations proposed which are within private ownership and considered to be achievable within 5 years (NUA/GRT/13 and OB/GRT/6). In the case of NUA/GRT/13 an applications for its development has been approved by Planning Committee, though the issuing of formal planning consent is yet to occur. The projected contributions towards a five year land supply from these sites are outlined below.

Table 4: Five Year Supply from New Sites Proposed for Allocation

Allocation Ref	Site	Overall Pitch Allocation	Pitch Supply Contribution
NUA/GRT/13*	Land at Appleby Lodge, Newark	8	8
OB/GRT/6	Land East of Newark Road, Ollerton	6	6
		Total	14

*Site gained approval at Planning Committee, but with permission yet to be formally granted

**Site occupied – but requires planning consent

4.0 Calculation of a Five-Year Supply of Deliverable Land for Traveller Pitches

4.1 Whilst it is acknowledged that there is not currently a five-year land supply of pitches, through a combination of forecast delivery from sites within the GRT strategy of the submission AADMDPD and completed pitches between 2019-24 a five-year land supply for Traveller pitches can be demonstrated (7.2 years against a 77 pitch target, and 5.35 years against a 103 target).

Table 5: Five-Year Land Supply Calculation

	Scenario 1 (77 Pitch Target)	Scenario 2 (103 Pitch Target)
GTAA Five-Year Requirement	77	103
Completed Pitches Servicing Requirement	3	3
Adjusted GTAA Five-Year Requirement	74	100
Annualised Five-Year Requirement	14.8	20
Supply		
Pitches with implementable permission deliverable within period	31	31
Deliverable Land Supply from Site Allocations within period	76	76
Total Supply	107	107
No. Years Supply		
Against Requirement	107/14.8= 7.2	107/20= 5.35
	7.2 years	5.35 years