



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

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

**(Publication Amended Allocations &
Development Management DPD –
Supporting Document)**

Published 14th November 2022

Five Year Land Supply Statement as at 14th November 2022

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 Publication 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 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.
- 2.3 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. This leaves the following pitch requirements for those households who satisfied the "planning definition" from Annex 1 to the PPTS.

Table 1: GTAA "planning definition" Requirements Split by Five Year Period

Years	0-5 (2019-24)	6-10 (2024-29)	11-14 (2029-33)	15 (2033-34)	Total
Pitches	77	20	18	3	118

- 2.4 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.

Methodology

- 2.5 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.
- 2.6 Therefore, to provide supply against the local targets proposals will need to cater for households who form a component of ‘planning definition’ need identified through the GTAA. In addition, households that were categorised as representing ‘undetermined’ need within the GTAA, but who subsequently make the demonstration as part of the Development Management process that they meet the definition, will also be considered to contribute supply where their applications are approved. This means that pitches proposed for households originating outside of the District are not counted towards supply. This is also the case for households indigenous to the area but who do not meet the “planning definition”. Proposals to meet the needs of these two groups may still prove acceptable, but will be assessed on their merits against the criteria in Core Policy 5 of the Amended Core Strategy.
- 2.7 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 There have been 2 permanent permissions for Traveller pitches granted- post August 2019, outlined below.

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

Ref	Site	Pitches Approved	Pitches Contributing Supply	Date Granted
18/02219/FUL	Land North of Crossways, Bathley	1	0	08.10.2019
21/00027/FUL	Chestnut Lodge, Barnby-in-the-Willows	2	1	01.04.2021
		Total	1	

- 3.3 The occupants for the Bathley permission had migrated into the District and did not form part of the baseline position of the GTAA. Consequently, the permission did not contribute to the five year land supply.
- 3.4 In terms of the Chestnut Lodge consent, the two households occupying the pitches had moved from two separate lawful pitches at an existing authorised site on Tolney Lane, Newark. The age breakdown of dependents also meant that they would not form new households prior to 2024. Consequently, the two pitches granted at Barnby did not directly contribute towards meeting the District’s need requirements – either as part of a five year land supply or in terms

of wider need across the plan period as a whole. There was however deemed to be an indirect contribution, as the site the occupants vacated at Tolney Lane had an unmet planning definition need identified within the GTAA. This need included 1 pitch to meet a current need, and an additional 4 to meet future needs from new household formation later in the plan period. It was therefore concluded that the household with a 1 pitch current need could take up 1 of the 2 pitches that had been vacated, addressing their need. The Chestnut Lodge permission has now been fully implemented.

Site Allocations

- 3.5 As a result of the above, the ability to demonstrate a five year land supply will come from the proposed site allocations within the Publication 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 (2022) 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 'planning definition' 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 are established beyond the timeframe within which enforcement action could be taken) and a single site with temporary permission which can be regularised through the plan-making process.
- 3.7 In order to ensure projected supply from the sites is achievable within 5 years, it has only been assumed that the 'planning definition' need for that specific site identified by the GTAA, and falling within 2019-24 will be delivered within 5 years. 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	Five Year 'planning definition' Pitch Supply Contribution (2019-24)
NUA/GRT/1	Park View, Tolney Lane	13	8
NUA/GRT/3	Hose Farm, Tolney Lane	9	1
NUA/GRT/4	Land Opposite Ropewalk Farm (Farm View), Tolney Lane	3	1
NUA/GRT/5	Sandhill Sconce, Tolney Lane	11	5
NUA/GRT/6	The Paddocks, Tolney Lane	3	2
NUA/GRT/7	Hirram's Paddock, Tolney Lane	7	1
OB/GRT/1	Shannon Caravan Site	9	5
OB/GRT/2	The Paddock	3	3
OB/GRT/4	Dunromin	5	5
		Total	31

- 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/12 and NUA/GRT/15). There is also NUA/GRT/13- which will be a public site facilitated and

delivered by the District Council, and where a five year delivery period is considered realistic. The final proposed new site allocation is NUA/GRT/14, an unauthorised site which is intended to be regularised via the Development Plan process. The projected contributions towards a five year land supply from these sites are outlined below. In respect of NUA/GRT/14, 12 pitches are expected to come forward in the five year period. This will meet the 'planning definition' need for the site within the first five-year period. Whilst for NUA/GRT/15, discussions with the landowner indicated that 4 of the allocated pitches would not be available for locally identified need.

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

Allocation Ref	Site	Overall Pitch Allocation	Five Year 'planning definition' Pitch Supply Contribution
NUA/GRT/12	Land at Chestnut Lodge	20	20
NUA/GRT/13	Former Belvoir Ironworks	15	15
NUA/GRT/14	The Old Stable Yard	14	12
NUA/GRT/15	Land at Appleby Lodge	6	2
Total			49

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

- 4.1 While it is acknowledged that there is not currently a five year land supply of pitches, the identification of the emerging strategy within the AADMDDP demonstrates (Table 5) that through a combination of a completed pitch contributing to 'planning definition' supply between 2019-24, and the deliverable supply from proposed site allocations between that same time period, a 5.26 year land supply for Traveller pitches can be demonstrated.

Table 5: Five-Year Land Supply Calculation	Total	Annualised
Requirement		
GTAA 'planning definition' Requirement (2019-24)	77	15.4
Completed Pitches Contributing 'planning definition' Supply (2019-24)	1	
Adjusted GTAA 'planning definition' Requirement	76	15.2
Supply		
Pitches with Implementable Planning Permission	0	
Deliverable Land Supply from Site Allocations (2019-24)	80	
No. of Years' Supply		
Against requirement (80 / 15.2 = 5.26)	5.26 years	