

Wiltshire Council

**2018 Five Year Supply Statement for Gypsy and Traveller
Sites**

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1. Wiltshire Core Strategy Core Policy 47

- 1.1 Core Policy 47 in the adopted Wiltshire Core Strategy includes requirements for permanent pitch provision in Housing Market Areas (HMAs) North & West, South and East:

Table 1: Core Policy 47 Pitch Requirements 2011-21

HMA	Permanent pitch requirement 2011-16	Permanent pitch requirement 2016-21
North and West	26	22
South	37	19
East	3	1
TOTAL	66	42

- 1.2 Pitch requirements in Core Policy 47 are expressed from 31st December 2011 onwards. The 5 year supply of traveller sites (excluding showpeople sites) is therefore expressed for the five year period 1st January 2018 – 31st December 2022¹.
- 1.3 Caravan counts are undertaken in January and July each year which include both the count of occupied pitches and a survey of whether new pitch permissions have been implemented to inform the Council's data on completed pitches.

North and West HMA

Completions and outstanding planning permissions

- 1.4 Completions from 1st January 2012 to 31st December 2017 are shown in Table 2 for the North and West HMA. Note that some sites were subject to multiple planning permissions for pitches, and for these sites the completions have been broken down by each permission. Where sites are in the process of being developed and are currently only partly completed the number of pitches that have been implemented to date is shown. Unauthorised sites are not included in the supply.
- 1.5 Outstanding permissions form part of the deliverable supply. This includes sites where some works have been undertaken to start implementation but no pitches are fully complete.

¹ 1 JAN 2018 - 31 DEC 2018; 1 JAN 2019 - 31 DEC 2019; 1 JAN 2020 - 31 DEC 2020; 1 JAN 2021 - 31 DEC 2021; 1 JAN 2022 - 31 DEC 2022

Table 2: North and West HMA Completions Dec 2011- December 2017 (as of 1st January 2018)

North and West HMA	Reference	Completions	Clarifications
Thingley, Chippenham	N/12/03900/REG4	8	Council-owned site Net gain from refurbishments
Frampton Farm, Sutton Benger	N/12/00593 - 2 Pitches N/12/03062 - 2 Pitches N/13/00408 - 2 Pitches N/15/04420 – 4 Pitches	10	
Melbourne View, Brinkworth	N/11/03424/FUL N/14/08266/VAR	2	
Greenacres Mobile Park, Semington	W/14/10797/FUL	6	3 pitches were completed before Dec 2011 and another 5 permitted and completed after 1 January 2018 – see below
Four Oaks, Lydiard Plain	N/12/01291	5	
Bridge Paddocks, Leigh	APP/Y/3940/A/11/2147838 N/12/00619 16/01556	3	
Sunnyside, West Ashton	W/12/01412/FUL W/14/01798/VAR APP/Y3940/W/16/3147108	1	Only 1 pitch was completed on this site in Jan 18
Poplar Tree Lane, Southwick	APP/Y3940/C/12/2178840	1	
The Paddock, Hook	N/13/05525/FUL	2	
Hicks Leaze, Chelworth, Cricklade	APP/Y3940/C/12/2173623	1	
Littleton Stables, Semington	APP/Y3940/A/13/2196160	1	
Whaddon Lane, Hilperton	APP/Y3940/A/13/2203096	1	
Sand Pit Lane, Dilton Marsh	APP/Y3940/A/13/2192339	2	
Lansdowne, Semington	APP/Y3940/A/14/2217289	4	
The Stables, Calcutt, Cricklade	N/14/03393/FUL	1	
Hawkeridge Rd, Heywood	W/14/08114/FUL W/16/11414/FUL	2	
Land Adjacent Old Telephone Exchange Seagry Hill, Sutton Benger	N/16/10934/FUL	1	
Land Adjacent to 40 Marlborough Road, RWB	17/07276/FUL	1	
TOTAL		52	

Table 3: North and West HMA: Extant permissions as of 1st January 2018

North and West HMA	Reference	Permission date	No. of pitches permitted	Comments
Poplar Tree Lane, Southwick	APP/Y3940/W/15/3006435	21/8/2015	2	Under construction but not completed
Lansdowne, Littleton	W/15/08789/FUL	2/11/2015	2	Under construction but not completed
Sunnyside, West Ashton	APP/Y3940/W/16/3147108	28/10/2016	2 (1) ²	1 pitch remained undeveloped
Rose Field, Hullavington	N/14/02869/VAR	4/8/2014	6	Implementation had begun but no completions
Land adjacent Hisomley Farmhouse, Dilton Marsh	W/16/11850/FUL	14/9/2017	2	Not started
Glenville Nurseries, RWB	N/14/04847/FUL	17/9/2014	2	Not complete
Glenville Park, RWB	N/14/05671/FUL	17/9/2014	2	Not complete
Land adj Bath Rd, Warminster	W/15/08374/FUL	12/2/2016	4	Not started
Easton Lane, Chippenham	N/17/05462/FUL	16/10/2017	5	No evidence of completion in Jan 2018. 1 pitch under construction.
Greenacres Mobile Park, Semington	17/10025/FUL	22/1/2018	5	Not started
Land at A361 Blossom Hill, Seend	17/08217/FUL	19/10/2017	1	No evidence of completions in Jan 2018
TOTAL			32	

² The total number of pitches permitted through various permissions as of January 2018 was 2. A single pitch was recorded as completed in January 2018. Another 1 remained unimplemented as of January 2018.

- 1.6 In order to produce a 5 year supply position, the residual requirement as of 1st January 2018 has to be established by deducting completions in the period 1st January 2012 to 31st December 2017 from the December 2011 – December 2018 requirements in Core Policy 47. The 2011-18 requirement is made up of the total 31st December 2011- 31st December 2016 requirement per HMA, plus 1 year from the December 2016 - December 2021 requirement (December 2016 - December 2017).
- 1.7 Taking into account completions and supply from extant permissions, this results in the below 5 year supply for January 2018 to December 2022. To arrive at a 5 year supply position, the total pitch supply (32) is then divided by the annualised 2018-2022 requirement:

Table 4: 5 year supply position for North and West HMA as of 1st January 2018

A	B	C	D	E	F	G	H
Requirement Dec 2011- Dec 2017	Completions Dec 2011- Dec 2017	Requirement Jan 2018- Dec 2022	5 year land requirement 1st Jan 2018- 31 Dec 2022 (A+C)-B	Total pitch supply (D+H)	Years of land supply 5 + E/(C/5)	Pitches in development plan site allocations	Pitch supply from extant permissions
30.4	52	22	0	32	12.3	0	32

- 1.8 Column D shows that the 5 year requirement 1 Jan 2018- 31 Dec 22 has effectively been met by historic completions. That means that there is at least 5 years supply up to December 2022.
- 1.9 In order to account for outstanding supply from permissions, the total pitch supply (E) reflects that additional supply from Year 6 onwards (2023). For this reason the years of land supply (F) shows the supply against the annualised requirement 2018-22 plus 5 years. This assumes that the annual requirement continues in the absence of any other requirement post 2022; because there is no pitch requirement in the Core Strategy beyond 2021.
- 1.10 As a result the Council can demonstrate a supply of **12.3 years** in the North and West HMA as of 1st January 2018.

Permissions granted since 1st January 2018

- 1.11 Since 1st January 2018 the following permissions in Table 5 have been granted. Any pitches completed, or any outstanding permission will be included in the 2019 Statement to be published in 2020.

Table 5: New permissions grated post 1 January 2018

Permissions granted after 1st January 2018			
North and West HMA	Reference	Date	No. of pitches permitted
Greenacres Mobile Park, Semington	W/17/10025/FUL	22/01/2018	5
Land adjacent B4040 Minety	N/16/05720/FUL	30/04/2018	2
Sunnyside, Yarnbrook	W/18/02671/FUL	07/11/2018	2
TOTAL			9

South HMA

1.12 Completions from 1st January 2012 to 31st December 2017 are shown in Table 6 for the South HMA. Note that some sites were subject to multiple planning permissions for pitches, and for these sites the completions have been broken down by each permission. Where sites are in the process of being developed and are currently only partly completed the number of pitches that have been implemented to date is shown. Unauthorised pitches are not included in the supply.

Table 6: South HMA Completions Dec 2011- December 2017 (as of 1st January 2018)

South HMA	Reference	No. of pitches completed	Clarifications
Braemar, Salisbury	S/2012/1278	1	
Trickey's Paddock	S/12/01307	1	
Lode Hill, Downton	S/2012/1718/FUL	2	Council-owned site Net gain from refurbishments
Dillon's Farm, East Grimstead	APP/Y3940/A/14/2211472	1	
Land at west side of B3092 Mapperton Hill, Mere	S/14/10556/FUL	1	
79 Southampton Road, Clarendon	S/15/10530/FUL	1	
TOTAL		7	

Table 7: South HMA: Extant permissions as of 1st January 2018

South HMA	Reference	Date	No. of pitches permitted
Land north of Broken Cross Bridge Road Winterbourne Earls	Appeal ref 3169468	15/08/2017	1
Total			1

1.13 Taking into account completions and supply from extant permissions, this results in the below 5 year supply for January 2018 to December 2022 in the South HMA. As the requirement for December 2011-17 was high, but very few pitches completed, this results in an undersupply that is carried forward and informs the 2018-2022 requirement. Against that, supply from outstanding permissions is (1).

Table 8: 5 year supply position South HMA 1st January 2018

A	B	C	D	E	G	H
Requirement Dec 2011- Dec 2017	Completions Dec 2011 - Dec 2017	Requirement Jan 2018- Dec 2022	Five year land requirement 1st Jan 2018- 31 Dec 2022 (A+C)-B	Years of land supply H/D*5	Pitches in development plan site allocations	Pitch supply from extant permissions
41	7	19	53	0.09	0	1

1.14 As a result the Council can demonstrate a supply of 0.09 years in the South HMA as of 1st January 2018.

Permissions granted after 1st January 2018

Table 9: South HMA: Permissions granted after 1st January 2018

South HMA	Reference	Date	No. of pitches permitted	Clarifications
Land adj Braemar, Salisbury	19/00755/FUL	14/05/2019	1	
TOTAL			1	

East HMA

1.15 No completions are recorded for December 2011 – December 2017. No permissions were outstanding as of 1st January 2018.

Table 10: East HMA: Five year land supply position 1st January 2018

A	B	C	D	E	G	H
Requirement Dec 2011- Dec 2017	Completions Dec 2011 - Dec 2017	Requirement Jan 2018- Dec 2022	Five year land requirement 1st Jan 2018- 31 Dec 2022 (A+C)-B	Years of land supply H/D*5	Pitches in development plan site allocations	Pitch supply from extant permissions
3.2	0	1	4.2	0	0	0

1.16 As a result the Council can demonstrate a supply of 0 years in the East HMA as of 1st January 2018.

1.17 No new permissions were granted in this HMA after 1st January 2018.

Transit provision 2011-21

1.18 Core Policy 47 includes transit pitch requirements for the three housing market areas for 2011-21:

Table 11: CS transit requirements 2011-21

HMA	Transit provision 2011-21
North and West	10
South	8
East	7
Total	25

1.19 Against the requirement, no transit pitches have been completed or permitted since December 2011.

Travelling showpeople

1.20 Core Policy 47 expresses no plot requirement for travelling showpeople post 2016. The 2011-16 requirement of 5 plots was met through granting permission for 5 plots at Land opposite the Laurels, near Trowbridge, under planning application W/12/01925/S73 (granted 28/02/2013).

1.21 An extension to the permitted showpeople site at Petersfinger, Salisbury was granted under reference number 17/02876/FUL on 15/05/2017.

2. 2014 Gypsy and Traveller Accommodation Assessment

- 2.1 The [2014 Gypsy and Traveller Accommodation Assessment](#) (GTAA) forms a material consideration in planning terms. It was completed to aid the review of the pitch requirements in Core Policy 47. The base date for the GTAA is July 2014. Therefore the base date for the 5 year supply position is 1st July 2018. The 5 year supply of traveller sites (excluding showpeople sites) is therefore expressed for the five year period 1st July 2018 – 30th June 2023³. The GTAA proposes the following permanent pitch requirements for 2014-2029:

Table 12: GTAA Pitch Requirements 2014-29

HMA	Permanent pitch requirement 2014-19	Permanent pitch requirement 2019-24	Permanent pitch requirement 2024-29
North and West	21	22	25
South	1 (9)*	10	11
East	0	0	0
TOTAL	22 (30)*	32	36

*Clarification:

- 2.2 The GTAA requirements consider outstanding supply from permissions for Council site refurbishments and permissions for two private sites as of July 2014, Rose Field and Frampton Park (para 6.10).
- Thingley (8 pitches) – North and West HMA
 - Odstock (4 pitches) – South HMA
 - Oak Tree Field (4 pitches) – South HMA
 - Rose Field (6 pitches) – North and West HMA
 - Frampton Park (8 pitches) – North and West HMA
- 2.3 In order to avoid double counting they are not included in the 5 year supply. Also, the permissions for Odstock and Oak Tree Field were granted in April 2013, and therefore expired in April 2016 after the 3 year implementation period cited in the decision notice had ended.
- 2.4 Wiltshire Council Cabinet resolved in 2018 to investigate options for disposal of Oak Tree Field (including Odstock) and Dairyhouse Bridge traveller sites, as the permitted refurbishments could not be funded. The above permissions had expired and could no longer be considered to be ‘deliverable’ as of July 2018. The 5 year supply position for the South HMA takes this into account and the 2014-19 requirement for the South HMA has been increased correspondingly by the number of pitches that were not implemented at the Council owned sites (see table above – new requirement in brackets).

³ 1 JULY 2018 - 30 JUNE 2019; 1 JULY 2019 - 30 JUNE 2020; 1 JULY 2020 - 30 JUNE 2021; 1 JULY 2021 - 30 JUNE 2022; 1 JULY 2022 - 30 JUNE 2023

2.5 The 2019 GTAA will take into account the effects on pitch supply from site disposal. A 5 year supply position is provided below for each HMA.

North and West HMA

2.6 Completions in this HMA are shown in Table 15 below for the period 1st July 2014 – 30 June 2018. Any outstanding permissions, or oversupply from completions as of 1st July 2018 shown in Table 16 form part of the deliverable supply.

Table 13: North and West HMA Completions 1st July 2014 – 30 June 2018

North and West HMA	Reference	No. of pitches completed	Clarifications
Frampton Farm, Sutton Benger	N/15/04420 ⁴	4	
Melbourne View, Brinkworth	N/14/08266/VAR	1	
Greenacres Mobile Park, Semington	W/14/10797/FUL	6	The total permitted number of pitches on this site is 14 but the first 3 pitches were completed before June 2014, and 5 had not been completed in July 2018.
Bridge Paddocks, Leigh	16/01556/FUL	2	
Lansdowne, Semington	APP/Y3940/A/14/2217289 (4 pitches)	4	
Hawkeridge Rd, Heywood	W/14/08114/FUL 16/11414	2	
Land Adjacent Old Telephone Exchange Seagry Hill, Sutton Benger	N/16/10934/FUL	1	
Land Adjacent to 40 Marlborough Road, Royal Wotton Bassett	17/07276/FUL	1	
Land at A361 Blossom Hill, Seend	17/08217/FUL	1	
TOTAL		22	

⁴ These completions at Frampton Park relate to a permission granted after the GTAA was completed and therefore this permission was not included in the GTAA net requirement for 2014-19.

Table 14: North and West HMA Extant permissions as of 1st July 2018

North and West HMA	Reference	Date	No. of pitches permitted	Clarifications
Lansdowne, Semington	W/15/08789	02/11/2015	2	Under construction
Land adj Bath Rd, Warminster	W/15/08374/FUL	10/02/2016	4	Not started
Glenville Nurseries, RWB	N/14/04847/FUL	17/09/2014	2	Not started
Glenville Park, RWB	N/14/05671/FUL	17/09/2014	2	Not started
Poplar Tree Lane, Southwick	APP/Y3940/W/15/3006435	21/08/2015	2	Under construction
Greenacres Mobile Park, Semington	17/10025/FUL	22/01/2018	5	Not completed
Sunnyside , West Ashton	APP/Y3940/W/16/3147108	28/10/2016	2 (1) ⁵	Implementation had begun in 2018 but no completions
Rose Field, Hullavington	N/14/02869/VAR	4/8/2014	6	Implementation had begun in 2018 but no completions
Land adjacent Hisomley Farmhouse, Dilton Marsh	W/16/11850/FUL	14/09/2017	2	Implementation had begun in 2018 but no completions
Easton Lane, Chippenham	N/17/05462/FUL	16/10/2017	5	No evidence of completion in June 2018
Land adjacent B4040 Minety	16/05720/FUL	30/04/2018	2	No evidence of completions in June 2018
Total			33	

2.7 The 2014-18 requirement consists of 4/5 of the 2014-19 requirement as shown in Column A below. The 1st July 2018 – 30 June 2023 requirement is identified in Column C, and the 5 year land requirement is identified in Column D.

2.8 Taking into account completions (B) and supply from extant permissions (G), this results in the 5 year supply shown in Table 17 for July 2018 – June 2023. The total pitch supply (33) is divided by the 5 year requirement multiplied by 5 years.

⁵ The total number of pitches permitted through various permissions as of July 2018 was 2. A single pitch was completed as of July 2018. Another 1 remains unimplemented as of July 2018.

Table 15: North and West HMA 5 year supply position based on 2014 GTAA, 1st July 2018

A	B	C	D	E	F	G
Requirement July 2014- June 2018 21/5*4	Completions July 2014- June 2018	Requirement July 2018- June 2023 = (21/5*1) + (22/5*4)	Five year land requirement July 2018- June 2023 (A+C)-B	Years of land supply G/D*5	Pitches in development plan site allocations	Non- implemented permissions
16.8	22	21.8	17	9.94	0	33

2.9 As a result the Council can demonstrate a supply of 9.94 years in the North and West HMA as of 1st July 2018.

2.10 Since 1st July 2018, the following planning permissions have been granted.

Table 16: North and West HMA Permissions granted after 1st July 2018

North and West HMA	Reference	Date	No. of pitches permitted
Sunnyside, Yarnbrook ⁶	W/18/02671/FUL	07/11/2018	2
TOTAL			2

⁶ The total number of pitches permitted through various permissions is 4. A single pitch was completed as of July 2018. Another 3 remain unimplemented.

South HMA

2.11 Completions in this HMA are shown in Table 19 below for the period 1st July 2014 – 30th June 2018. Any outstanding permissions, or oversupply from completions as of July 2018 shown in Table 20 form part of the deliverable supply.

Table 17: South HMA Completions 2014-2018 (as of 1st July 2018)

South HMA	Reference	No. of pitches completed	Clarifications
Braemar, Salisbury	S/2012/1278	1	
Trickey's Paddock	S/12/01307	1	
Dillon's Farm, East Grimstead	APP/Y3940/A/14/2211472	1	
Land at west side of B3092 Mapperton Hill, Mere	S/14/10556/FUL	1	
79 Southampton Road, Clarendon	S/15/10530/FUL	1	
Lode Hill, Downton	S/2012/1718/FUL	2	Net gains from Council refurbishments
TOTAL		7	

Table 18: South HMA: Extant permissions as of 1st July 2018

South HMA	Reference	Date	No. of pitches permitted	Clarifications
Land north of Broken Cross Bridge Road Winterbourne Earls	Appeal ref 3169468	15/08/2017	1	
Total			1	

2.12 Taking into account completions (B) and supply from extant permissions (G), this results in the 5 year supply shown in Table 21 for July 2018 – June 2023. The total pitch supply (1) is divided by the 5 year requirement multiplied by 5 years.

Table 19: South HMA 5 year supply position based on 2014 GTAA, 1st July 2018

A	B	C	D	E	F	G
Requirement July 2014- June 2018 9/5*4	Completions July 2014- June 2018	Requirement 2018-23 = (9/5*1) + (10/5*4)	Five year land requirement July 2018- June 2022 A+C-B	Years of land supply G/D*5	Pitches in development plan site allocations	Non- implemented permissions
7.2	7	9.8	10	0.5	0	1

As a result the Council can demonstrate a 0.5 year supply in the South HMA.

Table 20: South HMA Permissions granted after 1st July 2018

South HMA	Reference	Date	No. of pitches permitted
Land adj. Braemar, Salisbury	19/00755/FUL	14/05/2019	1
TOTAL			

East HMA

2.13 The Gypsy and Traveller Accommodation Assessment does not identify a requirement for this HMA. No completions are recorded for December 2011 – December 2017. No permissions were outstanding as of 1st January 2018. No new permissions were permitted thereafter.

2.14 As a result no 5 year supply position is provided.

Transit pitch requirements

2.15 The 2014 GTAA does not identify a transit pitch requirement. Instead it recommends developing a network of emergency stopping sites at three broad locations in the north, west and south of the County. That work has been progressed through the Emergency Stopping Sites Strategy approved by Wiltshire Council Cabinet on 3 July 2018.

Travelling showpeople plot requirements

- 2.16 The 2014 GTAA does not identify a plot requirement for travelling showpeople (para 7.7). The study highlights unmet need at the Laurel's site in the North and West HMA (para 7.8) and the Porton Road site in the South HMA (para 7.9). It also identifies the need to monitor the situation at the Nursteed Park yard at Devizes.
- 2.17 No permissions have been granted between July 2014 and June 2018 to meet the need from unauthorised pitches / concealed households at the Porton Road and Laurel sites.
- 2.18 The Nursteed Park yard is still in existence and occupied, but no new information is available as to its future.
- 2.19 The Old Station Yard cited in the study is no longer considered to be a travelling showpeople site as the permission was not implemented.