

Gypsy and Traveller Pitches Need and Supply Update Note July 2023

1. Pitch Needs

Gypsy and Traveller Accommodation Assessment (GTAA) Position of Need

1.1. The 2018 GTAA (HEB05) at Table 7.4 identified the following needs:

	Cultural need	Of which: PPTS need
TOTAL pitch need for plan period 2017-2036	30	18
Pitches expected to become available through turnover on pitches on Council sites 2017/18 to 2037	6	6
Residual pitch requirement after factoring in expected turnover	24	12

1.2. And made the following recommendation:

“It is recommended that the Local Plan recognises an overall cultural need for 30 pitches, of which there is a PPTS need of 18 pitches. If consideration is given to potential turnover and opportunities for additional capacity, this would result in a residual cultural need for 12 pitches and PPTS need is addressed”. (para 8.12)

2020 Local Plan position on Need

1.3. In 2020, the update to the GTAA made the following recommendation at paragraph 3.2:

“The revised plan period is now 2020 to 2040 (20 years) and applying annual needs figures results in a cultural need for 26 pitches and a PPTS need for 16 pitches.”

1.4. In the Dover District Local Plan Submission Document (Policy SP3), the cultural need and the PPTS need were added together to give a need for 42 pitches. This figure has been referred to in the calculation of the 5-year land supply of Gypsy and Traveller Pitches published in the Regulation 19 draft of the Local Plan. It is the intention of the Council to seek to meet the whole cultural need.

Updated position on Need May 2023

1.5. It is now clear (with confirmation from ARK, the consultants who prepared the GTAA) that the PPTS need forms part of the cultural need, such that the figures should not have been added together to create the need of 42 Pitches in the Local Plan as this is counting the PPTS need twice.

1.6. The accurate figure for the full cultural need for the period 2020-2040 (as published in the 2020 update to the GTAA) is 26 pitches, of which 16 pitches are PPTS need.

Planning for cultural need

1.7. Planning Policy for Travellers Sites (PPTS) only requires the Council to meet the PPTS need of 16 pitches. However, the Council proposes to meet the full cultural need through the Plan. In the recent 'Lisa Smith Judgement' the appeal court ruled that *"the nature of the discrimination...was the negative impact on those Gypsies and Travellers who had permanently ceased to travel due to old age or illness, but who lived or wanted to live in a caravan. This discrimination was inextricably linked to their ethnic identity."* The PPTS guidance has not been changed to date, but the Judgement does underline the benefits of meeting the whole cultural need.

2. Pitch Supply

2.1 The following sets out the pitch supply position (as of April 2023) based upon updated pitch supply data between 2020 and 2023 and the two different levels of need.

2.2 Table 1 illustrates the Plan period supply position and Table 2 provides the updated 5-year supply position, for the two levels of need. Table 1 provides an update to the position set out at paras 3.59 to 3.61 of the Submitted Plan and detailed in Section 10 of the Regulation 19 Housing Topic Paper¹. Table 2 provides an update to Table 3.4 of the Submitted Plan. The supply positions are set out without the Submission Plan proposed intensification sites (Policy H3) or any allowance for windfall.

2.3 Using the need figure set out in the Submission Plan (42 pitches) a land supply of 9 years can be demonstrated, with a remaining need for 8 pitches later in the plan period.

2.4 Using the GTAA position of total cultural pitch need (26 pitches), this results in a surplus of 8 pitches against the identified need, and a substantial land supply beyond the plan period.

2.5 The Submission Local Plan identifies 3 sites for intensification (Policy H3), for an additional 5 pitches over the Plan period, which will add to the supply position over the Plan period.

2.6 In summary, this demonstrates a five-year supply in both scenarios. The Council considers that the GTAA position of 26 pitch need is most up to date, and this is met in full.

¹ [Housing Topic Paper September 2022 \(doverdistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk)

Table 1: Updated Gypsy and Traveller Pitches Plan period supply position.

	Submission Local Plan	GTAA 2020
Pitch need 2020 to 2040 (no.of pitches)	42	26
Pitch Occupations 1 April 2020 to 31 March 2023: <i>8 Turnover (vacant) pitches² now occupied:</i> <ul style="list-style-type: none"> • 4 pitches at: Subdivision of Plot 3; Ham Lane, Eastry • 2 pitches at: Plot 1B (now 1b and 1c), Land at Hay Hill, Ham, Eastry • 1 pitch at Hollyoak, Marshborough Road, Marshborough • 1 pitch at: Cobbs Yard, Longmete Road <i>17 Pitches from planning consents now occupied:</i> <ul style="list-style-type: none"> • 1 pitch – Midgard, Guston Road, East Langdon – 20/00838 (Retrospective) • 5 pitches - Strawberry Place Hay Hill Ham - 20/00921 • 3 pitches - Meadows Caravan Site Alkham Valley Road Alkham - 21/00614³ • 1 Pitch – Halfacres, Short Lane, Alkham - 17/00271 (Part Retrospective) • 7 pitches – Land east of Eastling Down Farm Cottages, Waldershare - 21/00731 Total occupations: 25 Pitches		
Balance needed (no. of pitches)	17	1
Extant pitch supply⁴ 9 pitches from Planning applications: <ul style="list-style-type: none"> • 7 pitches - Meadows Caravan Site Alkham Valley Road Alkham - 21/00614³ • 1 pitch – Land east of Eastling Down Farm Cottages, Waldershare - 21/00731 • 1 pitch- Strawberry Place Hay Hill Ham - 20/00921 Total extant 9 pitches		
Balance needed (no. of pitches)	8	-8 (surplus)

² As identified in Table 2.1 of the Gypsy and Traveller Site Options Review (HEB05a)

³ This site was a draft Local Plan (Regulation 18) allocation identified for 10 pitches.

⁴ Identified new vacancies (outside the extant pitch supply) have not been included. This is because they have not been confirmed by means of a formal questionnaire.

Table 2: Five Year Gypsy and Traveller Pitch Supply

(Update to Table 3.4 of Submission Local Plan).

5-year land supply of pitches (2023-2028)	Submission Local Plan Need	GTAA 2020 Need
5-year pitch requirement	5 (17 pitches / 17 years * 5 years requirement = 5)	1 (1 pitches / 17 years * 5 years requirement = 0.3)
Supply		
Vacant existing pitches (identified in 2020 GTAA update)	0	0
Permitted sites with vacant pitches ⁵	9	9
Total Supply⁶	9	9
Pitch surplus	4	8
5-year land supply	9 years	45 years

⁵ As listed in Table 1 (extant pitch supply).

⁶ This does not include any future windfall or sites proposed for intensification through Policy H3.