

FOI2019/00763: Gypsy and Traveller Accommodation Need Assessment

The Land Availability Assessment (October 2017) states that we need two Traveller pitches (for Travellers meeting the planning definition) between June 2017 and 2022.

Please see below copies of the relevant extract of our authority's Local Plan to answer the specific deliverable sites' identified.

The Land Availability Assessment October 2017 (page 30-31) extract:

There are currently two pitches recommended for approval but subject to the signing of a Section 106 agreement and one pitch has been granted permanent planning permission at appeal since the base date of the TAA in January 2017. A planning permission for four pitches in Ash has been partially implemented by building one pitch, and the remaining three pitches can be delivered in the next five years (see table below).

The need for pitches for Gypsies and Travellers who meet the planning definition of traveller under the Planning Policy for Traveller Sites (PPTS) 2015 in both the short and longer term, is therefore being met. There are currently two pending planning applications for two pitches, one in the urban area recommended for approval but the permission is subject to a deed of variation of the section 106 agreement (planning reference 17/P/00092) and the other pitch located within the Green Belt (planning reference 17/P/00784).

POLICY S2: Planning for the borough - our spatial development strategy

- (1) The housing requirement for Guildford is 562 dwellings per annum over the plan period (2015 – 2034). During the plan period, provision has been made for at least 10,678 new homes. Table S2a shows the contribution of all sources of housing supply, whilst the distribution of supply across the spatial locations is shown in Table S2b.
- (2) Provision has been made for at least 36,100 – 43,700 sq m of office and research and development (B1a and b) floorspace (net); 3.7– 4.1 hectares of industrial (B1c, B2 and B8) land (gross); and approximately 41,000 sq m of comparison retail floorspace (gross).
- (3) Provision has been made for 4 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites) within Guildford borough between 2017 and 2034. Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs the Council will seek to make provision for 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople who do not meet the definition. The Council will also seek to make provision for 8 permanent pitches to meet potential additional need of households of unknown planning status.

Permanent planning permissions

Table 1 – Planning permissions for permanent Traveller pitches since 27 January 2017, those awaiting the signing of a Section 106 agreement or partially implemented planning permissions.

Date of decision	Planning reference	Site address	Ward	Number of pitches (net)	Type of permission granted
19/05/17	15/P/02322	The Orchard, Puttenham Heath Road, Puttenham	The Pilgrims	1	Permanent
21/05/13	12/P/02100 (extant)	Land south of, Guildford Road, Ash	Ash Wharf	3 net (4 gross, 1 built)	Permanent
Awaiting S106	14/P/01058	Ipsley Lodge Stables Ipsley Lodge, Hogs Back, Seale	Ash South and Tongham	2*	Permanent
Total				6 (4)	

*subject to S106 agreement

Guildford borough Local Plan: strategy and sites 2015-2034 - Policy S2 (page 25) and site allocations summary (page 133-136)