

# Stafford Borough Council

## Statement of Five-Year Housing Land Supply Gypsy and Traveller Accommodation Needs Assessment (GTAA) - Position Statement (February 2025)

### 1. Introduction

- 1.1 This position statement sets out the Gypsy and Traveller Accommodation Needs Assessment five-year housing land supply calculation for Stafford Borough Council following the revised National Planning Policy Framework (NPPF) publication on 12 December 2024. The information uses gypsy pitch/plot supply and completion data as at 31 March 2024 in accordance with the adopted Plan for Stafford Borough 2011 - 2031 and the [Stafford Borough Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2022 \(GTAA\)](#) in line with the NPPF. An updated position of the five-year housing land supply document, using data from 1 April 2024 to 31 March 2025 will be published later this year.
- 1.2 [Planning Policy for Traveller Sites \(PPTS\) 2024](#) sets out the Government's planning policy for Traveller sites. It should be read in conjunction with the National Planning Policy Framework (NPPF).
- 1.3 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 their locally set targets. PPTS defines a Traveller for planning purposes (PPTS, Annex 1: Glossary).
- 1.4 This statement sets out the five-year supply position for Stafford Borough for Gypsy, Traveller and Travelling Showpeople at 31 March 2024 (detailed in Table 1). It will help inform the determination of planning applications where Gypsy, Traveller and Travelling Showpeople supply for pitches and/or plots is identified as a planning consideration.

## **2. Details**

- 2.1 Current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Stafford Borough is set out in the [Stafford Borough Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2022](#) (GTAA). The fieldwork was completed in early 2022.
- 2.2 The GTAA includes a list of sites and yards that were considered in the assessment (Table 4.5 of the GTAA) as at February 2022. Not all provision that is made is directly relating to those sites identified on the list. New private pitches gaining planning permission can be occupied only by those meeting the conditions of the planning permission. Permission may be conditioned for occupation by a particular person/family only.
- 2.3 The need has been assessed over a short-term period: 2021/22 to 2025/26 and a longer-term period: 2026/27 to 2039/40. In summary over the plan period 2021/22 to 2039/40 there is an overall need for 48 additional pitches (of which 22 PPTS and 26 non-PPTS need). Over the five year period 2021/22 to 2025/26 there is an overall need for 23 additional pitches (11 PPTS need and 12 non-PPTS need). This is currently no Travelling Showperson's provision in Stafford Borough and no requirement.
- 2.4 For the purposes of this calculation, a site is considered completed when it is occupied, or when development works are completed to such a standard that the site is considered habitable (with or without the presence of mobile homes) or is for sale ready for occupation. Land for sale with planning permission, without development works having progressed to a habitable state, is not considered completed. Completions information is informed by visual site assessments where possible, contact with the planning agent/owner where possible and planning status (for example, a retrospective application where the site is already occupied, or a temporary permission is made permanent).

## **3. Conclusion**

- 3.1 As at 31 March 2024, there is 10.7 years' supply of deliverable land for Gypsy and Traveller pitches ( $20/1.87 = 10.7$ ). There is no shortfall of pitches over the next 5 years.

**Table 1 - Calculation of Five Year Supply of deliverable land for Traveller Pitches**

**Requirement (Minimum)**

		<b>Total</b>	<b>Annual</b>
A	GTAA Requirement 1 April 2021 - 31 March 2026	23	4.6
B	GTAA Requirement 1 April 2026 - 31 March 2040	25	1.79
C	Completions 1 April 2021 to 31 March 2024	19	-
D	Requirement to now (1 April 2024)	13.8	-
E	Under supply (C - D)	5.2	-
F	Requirement for 5 years (1 April 2024 - 31 March 2029)	14.56	2.91
G	Requirement for 5 years (taking account of under supply)	9.36	1.87

## GTAA Statement of Five-Year Housing Land Supply - February 2025

### Supply

H	Traveller pitches with planning permission not yet completed	20
I	Total Supply (deliverable)	20

### Shortfall

J	Against requirement	10.64
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### Number of years' supply

K	Against requirement ( $20 / 1.87 = 10.7$ )	10.7
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**Table 2 - Planning Completions and Commitments at 31 March 2024**

<b>Address</b>	<b>Planning Application Number</b>	<b>Decision Date</b>	<b>Gross Number Proposed</b>	<b>Gross Completions To Date</b>	<b>Gross Balance Remaining</b>
Land Between Common Road Industrial Estate And Tollgate Industrial Estate St Albans Road, Stafford	13/19256/FUL (15/22759/DCON and 19/30609/DCON)	17/01/2014	36	22*	14
Former Telephone Exchange, Badnall Wharf, Coldmeece, Stafford	19/30264/COU	07/11/2019	1	1	0
Land Between Salt Lane And The B5066 Sandon Bank, Stafford	20/32275/FUL	18/12/2020	3	3	0
Sandybank Land At Radmore Lane, Gnosall, Stafford, ST20 0EG	21/35062/FUL	01/12/2022	6	0	6
Woodfield, Hilderstone Road, Spot Acre, Stone, ST15 8RP	19/31299/FUL	27/02/2023	5	5	0

\*Please note some completions occurred prior to the 1 April 2021.