

Stafford Borough Council

Statement of Five-Year Housing Land Supply Gypsy and Traveller Accommodation Needs Assessment (GTAA) - Position Statement (at 31 March 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 2025 in accordance with the adopted Plan for Stafford Borough 2011 - 2031 and the hyperlink provided of the Stafford Borough Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2022 (GTAA) in line with the NPPF.
www.staffordbc.gov.uk/gypsy-and-traveller-accommodation-assessment-final-report
- 1.2 Planning Policy for Traveller Sites (PPTS) 2024 provided with a hyperlink sets out the Government's planning policy for Traveller sites.
www.gov.uk/government/publications/planning-policy-for-traveller-sites/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 'Gypsies and Travellers' 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 2025 (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 was completed in early 2022 and is set out in the Stafford Borough Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2022 (GTAA). www.staffordbc.gov.uk/gypsy-and-traveller-accommodation-assessment-final-report
- 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). There 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 2025, there is 13.5 years supply of deliverable land for Gypsy and Traveller pitches ($22 / 1.63 = 13.5$). There is no shortfall of pitches over the next 5 years.

4. Table 1 - Calculation of Five Year Supply of deliverable land for Traveller Pitches**Requirement (Minimum)**

		Total	Annual
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 - 31 March 2025	22	-
D	Requirement 1 April 2021 - 31 March 2025	18.4	-
E	Under/Over supply (C - D)	3.6	-
F	Requirement for 5 years (1 April 2025 - 31 March 2030)	11.76	2.35
G	Requirement for 5 years (taking account of supply)	8.16	1.63

Supply

H	Traveller pitches with planning permission not yet completed	22
I	Total Supply (deliverable)	22

Shortfall

J	Against requirement	13.84
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Number of years' supply

K	Against requirement ($22 / 1.63 = 13.5$)	13.5
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5. Table 2 - Planning Completions and Commitments at 31 March 2025

Address	Planning Application Number	Decision Date	Gross Number Proposed	Gross Completions To Date	Gross Balance Remaining
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	3	3
Woodfield, Hilderstone Road, Spot Acre, Stone, ST15 8RP	19/31299/FUL	27/02/2023	5	5	0
Woodfield, Hilderstone Road, Spot Acre, Stone, Staffordshire, ST15 8RP	24/38756/FUL	12/09/2024	5	0	5

*Please note 10 completions occurred prior to the 1 April 2021.