



Strategic Land Availability Assessment 2024

Appendix 5 – Gypsy and Traveller and Travelling Showpeople Accommodation



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1. Introduction

- 1.1. This Appendix to the Strategic Land Availability Assessment ('SLAA') provides a technical assessment of the amount of land that is available and suitable to meet the Borough's identified needs for Gypsies and Travellers and Travelling Showpeople. It forms part of the evidence base supporting the Surrey Heath Local Plan 2019 to 2038.
- 1.2. As with the wider SLAA update, the base date of this Gypsy and Traveller and Travelling Showpeople SLAA update is April 1st 2024. The SLAA 2024 has been prepared as evidence to support the Surrey Heath Local Plan, submitted to the Planning Inspectorate in December 2024. In line with transitional arrangements, the Local Plan will be examined in accordance with the National Planning Policy Framework (NPPF) 2023 and Planning Policy for Traveller Sites (PPTS) 2023. Therefore, this SLAA update has been prepared in accordance with these documents.
- 1.3. As with other types of housing, the Strategic Land Availability Assessment (SLAA) identifies sites in the Borough that are considered to be realistic '*deliverable*' or '*developable*' candidates for development for Traveller accommodation. In identifying these sites, the SLAA has deployed the methodology as set out in Appendix I: Methodology¹.
- 1.4. However, for the assessment of Traveller accommodation, no minimum site size threshold has been used, which means that sites that could accommodate even just one Traveller pitch or Travelling Showpeople plot have been considered.

2. Policy Context

- 2.1. Alongside relevant Case Law, Planning Policy for Traveller Sites (PPTS) 2023 sets out planning policy and guidance in respect of how reviews of the housing needs for Gypsies, Travellers and Travelling Showpeople should be assessed.
- 2.2. PPTS must be taken into account in the preparation of development plans. Local planning authorities preparing plans for and taking decisions on traveller sites should also have regard to the policies in the NPPF so far as relevant.

¹ Guidance is available in National Planning Practice Guidance PPG (Guidance category – Housing and Economic Land Availability Assessment)



2.3. Paragraph 60 of the NPPF 2023 states that:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay².

2.4. PPTS 2023 states that local authorities should set targets for Traveller accommodation that address the identified needs. Additionally, local authorities are required to identify a supply of *deliverable* sites to meet the need for Traveller accommodation for the next five years, and identify sufficient *developable* sites or broad locations with potential to meet the need for Traveller accommodation arising in the 6 – 10 and 11 – 15 year periods of the Local Plan.

2.5. The definitions of what constitute '*deliverable*' and '*developable*' sites are set out in the Section 3 of PPTS. PPTS indicates that to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'.

2.6. Planning applications for Traveller accommodation may come forward on land not identified in this SLAA. Any permission for permanent Traveller accommodation will count towards meeting identified need. This SLAA seeks to identify sites on land that meets the assessment criteria.



3. Identified Need and Requirement

- 3.1. The identified need for Gypsy and Traveller and Travelling Showpeople accommodation is set out in the GTAA (2020), which was prepared on the Council's behalf by ORS. In December 2023, the Government revised the 'planning definition' of Gypsies and Travellers and Travelling Showpeople as set out in PPTS to include those who have ceased travelling permanently within the 'planning definition'. ORS subsequently provided the Council with an updated breakdown of the Council's need for Gypsies and Travellers based on the revised definition, as set out in Table 1.

Table 1: Updated breakdown of Gypsy and Traveller needs following revision of the 'planning definition' in PPTS 2023

Years	0-5 2020-25	6-10 2025-30	11-15 2030-35	16-20 2035-40	Total
Pitches required for Gypsy and Travellers meeting the 2023 planning definition	25	3	3	4	35
Additional need for unknown Gypsy and Traveller households	0	0	1	0	1
Additional need for Gypsy and Traveller households that do not meet the 2023 planning definition	14	5	5	5	29
Total identified needs	39	8	9	9	65

- 3.2. The change to the planning definition in PPTS 2023 did not affect the breakdown of needs for Travelling Showpeople as set out in the GTAA 2020, as all households were considered to meet the planning definition in the first instance. The Council's identified need for Travelling Showpeople is set out in Table 2.



Table 2: Identified Travelling Showpeople Accommodation Need

Years	0-5 2020-25	6-10 2025-30	11-15 2030-35	16-20 2035-40	Total
Plots required for Travelling Showpeople meeting the planning definition	8	2	2	2	14

Summary of Supply for Gypsies and Travellers

- 3.3. At the base date of the SLAA (1st April 2024), two Gypsy and Traveller pitches have been delivered against the Council's identified needs.
- 3.4. Since 1st April 2024, 4 further Gypsy and Traveller pitches have been consented under the following applications:
- 21/0875/FFU: Change of use of land to a Gypsy/Traveller site (two pitches) comprising the siting of 2 mobile homes, 2 touring caravans and erection of x2 ancillary utility rooms and installation of hard landscaping at Land East of Four Oaks Nursery, Chobham. Granted 29th May 2024.
 - 23/0769/FFU: Demolition of existing structures and change of use of land for the creation of 2no. Gypsy and Traveller pitches comprising the siting of 2 mobile homes and 2 touring caravans, alongside the erection of 1 dayroom per pitch together with ancillary landscaping at the Pumping Station, Bisley. Allowed at Appeal 16th July 2024.
- 3.5. A further site comprising 5 Gypsy and Traveller pitches at Swift Lane Extension, Bagshot is considered to be deliverable in the first five years of the plan period and has been allocated within the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19). Further details are set out in Section 4 of this Appendix.
- 3.6. On the basis of the SLAA assessment, the identified supply within the first five years of the SLAA period is 9 Gypsy and Traveller pitches. This represents a Five Year Housing Land Supply position of 1.73 years when judged against the requirement for Gypsies and Traveller meeting the planning definition and 1 year when judged against the total identified needs for Gypsies and Travellers across the first five years of the SLAA period.



Summary of Supply for Travelling Showpeople

- 3.7. At the base date of the SLAA (1st April 2024), 1 Travelling Showpeople plot has been delivered against the Council's identified needs for Travelling Showpeople. No further deliverable or developable sites have been identified through which the identified need for Travelling Showpeople can be met.
- 3.8. The Council has undertaken a significant and iterative portfolio of work to seek to identify sites for Gypsy and Traveller and Travelling Showpeople to meet the Council's identified needs, including multiple calls for sites, calls for sites from Elected Members, engagement with major landowners, engagement through the duty to cooperate, targeted consultation with Gypsy and Traveller and Travelling Showpeople communities, consultation exercises, exploration of land purchase, and extensive review of Council owned sites. Despite the extensive work undertaken, environmental constraints and land availability issues has made the identification of deliverable/developable sites challenging.
- 3.9. Accordingly, the Council recognises that it is currently unable to meet the accommodation needs of the Borough's Gypsy and Traveller and Travelling Showpeople communities through a supply of site allocations and as such it encourages unallocated Gypsy and Traveller and Travelling Showpeople sites to come forward to help address this need.
- 3.10. Full details of the work undertaken by the Council to identify deliverable/developable sites is set out in the Council's Gypsy and Traveller and Travelling Showpeople Topic Paper 2024.



4. Realistic Candidates for Gypsy and Traveller Development

Site Information		
Address	Swift Lane Extension	Site ID
	Swift Lane	1030
Postcode	Bagshot	
	GU19 5NN	
Ward	Windlesham	
Site Area (ha)	0.45	
How site was identified	Under-utilised Council-owned land	
Existing use	PDL	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Gypsy and Traveller site allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	492197	
Northing	163175	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	Flood Zone 2-3	
Site History		
Relevant planning history:	No recent relevant planning history	
Site suitability		
Suitability information	The site is located to the east of the settlement area of Bagshot and adjoins an existing 14-pitch Gypsy and Traveller site at Swift Lane. The site is located within the Green Belt, however the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) proposes to remove the Green Belt designation from both the existing site and the area for the proposed site extension. The site is generally level and surfaced with a mixture of made ground and asphalt with light vegetation.	

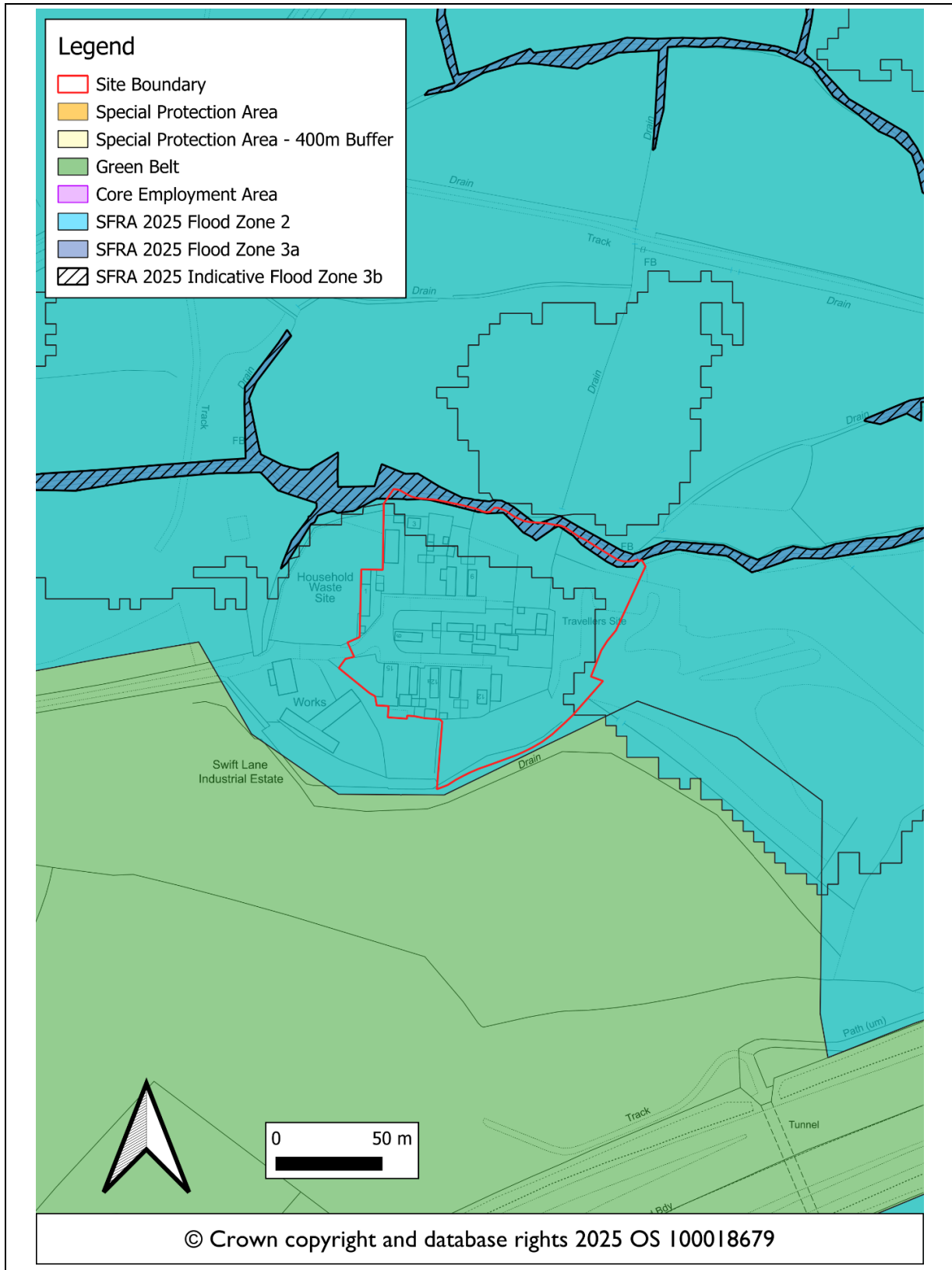


	<p>A Transport Appraisal has been undertaken for the site which concludes that safe and suitable access can be achieved, with the outcomes of the study agreed by Surrey County Council Highways Authority. Historic landfill is also present on site, however a Phase I and II Geo-environmental Assessment has indicated that this would not pose a barrier to the delivery of the site for residential use, subject to detailed design.</p> <p>The Bourne River bounds the site to the north. As such, the site is at medium to high risk of fluvial flooding both now and in the future. A small proportion of the site is currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future. Flood implications were considered in the Interim Sequential and Exception Tests for Site Allocations and will be considered further in an updated Sequential and Exception Test based on the SFRA 2025.</p>
Site availability	
Availability information	The site is Council-owned and is immediately available for development.
Site achievability	
Achievability information	The site is available immediately and detailed work has already been undertaken that identifies how highways and contamination issues can be addressed. Proposals would need to take into account flood risk associated with the site and set out how the development can be made safe across its lifetime. Measures considered could include tethering, ensuring that the finished floor levels of the amenity buildings are raised above the surrounding ground level, ensuring that the electrical supply and switchboard within the amenity blocks are elevated above the flood level, management of surface water run-off and implementation of a Flood Warning and Evacuation Plan.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 -	The site is available for development immediately and based on the deliverability work undertaken to support the allocation of the site in the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19), it is considered that the site is viable and deliverable in the 1-5 year period.



15 years) or deliverable (1 - 5)?		
Potential site use		
Use type	Indicative no. pitches (net)	Supporting comments
Gypsy & Traveller/Travelling Showpeople provision	5 Gypsy and Traveller pitches	The site is considered deliverable for 5 pitches alongside associated infrastructure and an appropriate buffer to the south of the Windlebrook.
Indicative phasing		
Estimated delivery timescale (years): 1 – 5		
Site SLAA Category		
Deliverable		
Site Map		



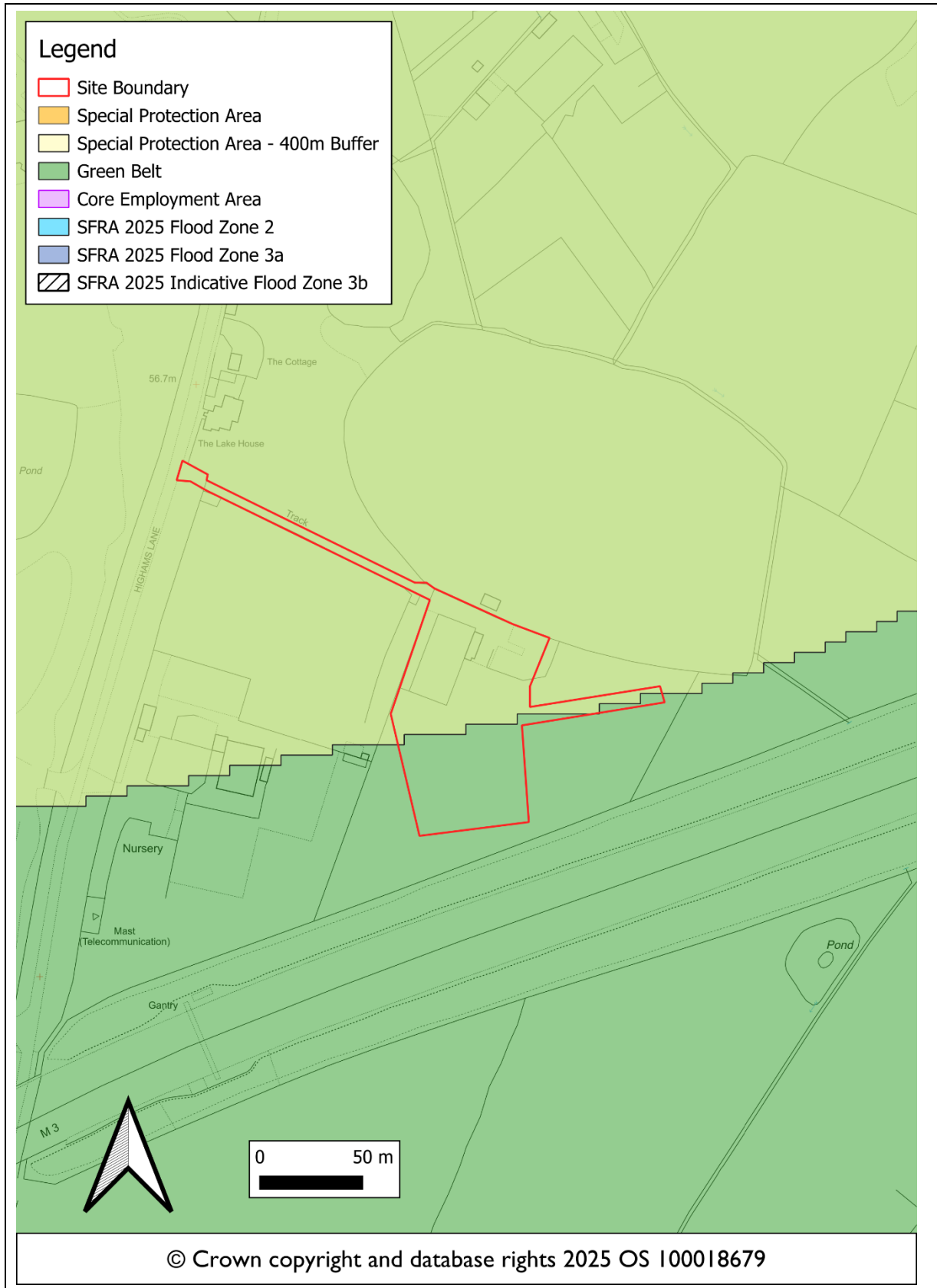


Site Information		
Address	Land East of Four Oaks Nursery	Site ID
	Highams Lane	1031
Postcode	Chobham	
	GU24 8TD	
Ward	Windlesham and Chobham	
Site Area (ha)	0.77	
How site was identified	Planning Application	
Existing use	Greenfield	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Approved application (after base date of SLAA)	
Easting	495423	
Northing	164234	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	Within 400m of SPA	
Site History		
Relevant planning history:	21/0875/FFU: Change of use of land to a Gypsy/Traveller site (two pitches) comprising the siting of 2 mobile homes, 2 touring caravans and erection of x2 ancillary utility rooms and installation of hard landscaping. Outcome: Approved 29 th May 2024.	
Site suitability		
Suitability information	The greenfield site is situated between the settlements of Chobham and Windlesham and is located within the Green Belt where there is a presumption against inappropriate development. Accordingly, impact upon openness is a consideration in this location. The northernmost part of the site falls within the 400m buffer zone of the Thames Basin Heaths Special Protection Area. The M3 motorway bounds the site to the south which has a noise impact and air quality impact to be taken into account. The	



	site is at low risk of fluvial flooding and low/medium risk of surface water flooding both now and in the future. Whilst identified as inappropriate development within the Green Belt, unmet need for Gypsies and Travellers was considered to outweigh harm to the Green Belt through a recent planning application for the site, which was approved after the base date of the SLAA.	
Site availability		
Availability information	The site is in single ownership and a recent planning application has been permitted; as such the site is considered to be available for the proposed use.	
Site achievability		
Achievability information	A recent planning application has been permitted and the discharge of conditions associated with the planning permission are progressing. As such it is reasonable to conclude that the proposed development could come forward in the first five years of the SLAA.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is clear evidence that progress is being made towards the delivery of new pitches on this site within the first five years of the SLAA.	
Potential site use		
Use type	Indicative no. pitches/plots (net)	Supporting comments
Gypsy & Traveller/Travelling Showpeople provision	2 Gypsy and Traveller pitches	The site is considered deliverable for 2 pitches, reflecting recent planning history.
Indicative phasing		
Estimated delivery timescale (years): 1 – 5		
Site SLAA Category		
Deliverable		
Site Map		





Site Information		
Address	Pumping Station	Site ID
	Guildford Road	1032
Postcode	Bisley	
	GU24 9EQ	
Ward	Bisley & West End	
Site Area (ha)	0.06	
How site was identified	Planning Application	
Existing use	PDL	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Planning Application (appeal allowed after base date of SLAA)	
Easting	494981	
Northing	160142	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	Flood Zone 2-3	
Site History		
Relevant planning history:	23/0769/FFU: Demolition of existing structures and change of use of land for the creation of 2no. Gypsy and Traveller pitches comprising the siting of 2 mobile homes and 2 touring caravans, alongside the erection of 1 dayroom per pitch together with ancillary landscaping. Outcome: appeal allowed (after base date of SLAA).	
Site suitability		
Suitability information	The site is located within the Green Belt to the west of the A322 Guildford Road and between the settlements of Bisley and West End. The site is generally level and open in character, however access onto the A322 is considered to be substandard. The Bourne River bounds the site to the north. As such, the site is at medium/high risk of fluvial flooding both now and in the	



	future. The site is also at medium/high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future. Notwithstanding the suitability considerations identified, an appeal relating to the provision of 2 Gypsy and Traveller pitches was allowed after the base date of the SLAA.	
Site availability		
Availability information	The site is in single ownership and a recent planning application has been allowed at appeal.	
Site achievability		
Achievability information	The site has a number of notable constraints including flood risk, highways access and Green Belt, however as noted above, an appeal relating to the provision of 2 Gypsy and Traveller pitches was allowed after the base date of the SLAA.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The application submitted for the site has been allowed on appeal.	
Potential site use		
Use type	Indicative no. pitches/plots (net)	Supporting comments
Gypsy & Traveller/Travelling Showpeople provision	2 Gypsy and Traveller pitches	The site is considered deliverable for 2 pitches, reflecting recent planning history.
Indicative phasing		
Estimated delivery timescale (years): 1 – 5		
Site SLAA Category		
Deliverable		
Site Map		



