

Waverley Inquiry – Stovolds Hill

Note to Inspector on Updated 5-Year Supply for Gypsies and Travellers

23rd June 2026

1. Taking the new GTAA into consideration, a review of new planning permissions and outstanding LPP2 Allocations, and the outcomes of the PDA, in my professional view I am of the opinion that the Council can currently demonstrate in excess of a deliverable 5-year supply for Gypsies and Travellers against a current need target of 50 pitches for the period to 2029/30 identified in the December 2025 GTAA (including need from Undetermined Households). This comprises 37 pitches for households that meet the 2024 PPTS planning definition and 13 pitches for Undetermined Households (2025 GTAA Report Figure 2).
2. The outcomes of the PDA are that a total of 58 pitches can be delivered on existing sites that meet the 3 deliverability tests set out in Footnote 4 to Paragraph 10 of the PPTS (49 for households that meet the 2024 PPTS planning definition and 9 for Undetermined Households).
3. In addition the following outstanding LPP2 Allocations have now been included, along with a new permission granted for 5 pitches at Ranch Farm in March 2026 and a new permission granted for 1 pitch at Thornfield in March 2026. See details below:
 - **DS15: 7 Burnt Hill** - 3 allocated pitches added as supply.
 - **DS16: Twin Oaks** – 1 allocated pitch granted but also included in PDA as supply.
 - **DS17: Monkton Farm** - 5 allocated pitches added as supply.
 - **DS18: Kilinside Place** – 3 allocated pitches already accounted for in GTAA baseline – 4 x no contact.
 - **DS19: Thornfields** - 1 allocated pitch added as supply.
 - **DS20: Old Stone Yard** – 3 allocated pitches already accounted for in GTAA baseline – 4 x refusals.
 - **Ranch Park** - 5 new pitches granted in March 2026.
 - **Thornfields** - 1 new pitch granted in March 2026 (part of DS19 allocation).

Current 5-Year Need Target to 2029/30 (2025 GTAA Report – Figure 2)	50 Pitches (37 Meet 2024 PPTS Definition; 13 Undetermined)
PDA Outcomes (2025 GTAA Report – Figure 17)	58 pitches (49 Meet 2024 PPTS Definition; 9 Undetermined)
Outstanding LPP2 Allocations	9
New Pitches Permitted Post-GTAA/PDA	6
Current 5-Year Supply	73 Pitches
Surplus 5-Year Supply	23 Pitches