



North Somerset Council Pitch Deliverability Assessment

Final Report

November 2023



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1. EXECUTIVE SUMMARY

Introduction

- 1.1 The primary objective of this Pitch Deliverability Assessment (PDA) is to provide North Somerset Council (the Council) with robust advice on the suitability, availability and achievability of any existing private Gypsy and Traveller sites as well as Travelling Showmen yards to meet all or a proportion of the accommodation need for Gypsies and Travellers as identified in the North Somerset Gypsy and Traveller Accommodation Assessment (GTAA) undertaken by ORS and completed in June 2022.
- 1.2 The outcomes of the PDA will assist the Council in preparing a revised Local Plan.
- 1.3 The PDA has sought to understand the capacity of existing private Gypsy and Traveller sites with permanent planning permission, unauthorised Gypsy, Traveller and Travelling Showmen sites/yards, and authorised Travelling Showmen yards to meet levels of need that were identified in the 2022 GTAA through a combination of desk-based research and engagement with members of the Travelling Community living on sites in North Somerset. The baseline for the PDA will be September 2023 with regards to planning status for sites.
- 1.4 Whilst it is only a requirement in the Planning Policy for Traveller Sites (PPTS) to identify a 5-year supply (allocation) for households that were found to meet the PPTS planning definition of a Traveller, the PDA has also looked to address any current needs of Travellers who did not meet the planning definition; and also whether any future need that was identified in the GTAA can also potentially be met on existing sites. Current need refers to those within the first 5-year supply for households, with future need being identified as anything beyond the first 5 years of the timeframe of the GTAA.

Key Findings

- 1.5 The initial stage of the PDA is to consider which sites from the GTAA baseline could be taken forward for potential intensification. In 2022, the GTAA baseline covered a total of 4 public Gypsy and Traveller sites, along with 1 public pitch on a privately owned site (34 pitches); 5 privately owned sites with permanent planning permission (66 pitches); no sites with temporary planning permission; no sites that are tolerated for planning purposes; 5 unauthorised sites (9 pitches)¹; and 1 Travelling Showmen's yard (5 plots). There were no public transit sites identified. Following a preliminary RAG assessment of each site (see Methodology for further details) it was concluded there were planning constraints that would prevent any additional pitches being delivered on 4 of the sites at this time.

¹Two of these sites, King's Field and Summer Lane, were granted temporary planning consent at appeal after the publication of the GTAA. King's Field was granted a 3 year temporary planning consent at appeal, and Summer Lane was granted a 5 year temporary planning consent at appeal.

^{1.6} As such, a total of 11 sites were taken forward to the next, more detailed, stage of the PDA. These were:

- » Greenfields Way
- » Moorland Park
- » Hatchintan (now 96 Clevedon Road)
- » Travellers Rest
- » Heathfield Park
- » Cedar Haven
- » Landside
- » Stonebridge Farm
- » Summer Barn
- » King's Field
- » Arcadia

Households that meet the planning definition

^{1.7} The PDA has concluded that, in principle, **current need** could be met for the following pitches in North Somerset Council for the period 2022-2026 for household that met the planning definition of a Traveller through the intensification of existing sites/yards:

- » 12 of the 18 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, all of the pitches are to meet need for Gypsies and Travellers, as there was no current need arising from Travelling Showmen.

^{1.8} The PDA has concluded that, in principle, **future need** could be met for the following pitches in North Somerset Council for the period 2026-42 for household that met the planning definition of a Traveller through the intensification of existing sites/yards:

^{1.9} 14 of the 26 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, 12 of the 26 pitches/plots are to meet need for Gypsies and Travellers, whilst 2 of the 26 pitches/plots could be met for Travelling Showmen.

Households that do not meet the planning definition

^{1.10} The Assessment has also sought to identify the likely proportion of current and future need identified for households that did not meet the planning definition of a Traveller in the North Somerset GTAA for the periods 2022-42. It was identified there was a **current need** for 15 pitches for households that did not meet the planning definition, and a **future need** for 46 pitches for households that did not meet the planning definition.

Undetermined households

- ^{1.11} The Assessment has also sought to identify the likely proportion of current and future need arising from households that are undetermined in the North Somerset GTAA 2022-2042. It was identified that there was a current need for 5 pitches for undetermined households and no future need.
- ^{1.12} The fieldwork period for the Assessment took place in September 2023 and as a result there is a possibility for additional changing need to be identified on sites that were revisited for the Assessment. This can be due to members of family moving onto a site after the fieldwork period of the GTAA, in-migration of other families, new household formation etc. This additional changing need will not be considered in the site matrices further in the report, but will be taken into account in future updates to the GTAA

2. METHODOLOGY

- ^{2.1} Over the past 10 years ORS has continually refined a methodology for undertaking robust and defensible Gypsy and Traveller Accommodation Assessments, and more recently a robust methodology for completing Pitch Deliverability Assessments to support the preparation of Local Plan documents, most recently evidenced in Dartford and Test Valley.
- ^{2.2} The approach used by ORS sought to complete work to identify whether any existing sites in North Somerset are available for intensification, reconfiguration or expansion to provide additional Gypsy and Traveller pitches and Travelling Showmen yards to meet the accommodation needs identified in the GTAA.
- ^{2.3} The following bullet points represent the three steps taken by ORS during the evaluation of sites process.
- » Assessed public Council sites, existing private sites with full planning permission and unauthorised sites, including estimation of capacity, evaluation against development management constraints, as well as the suitability, availability and achievability of additional pitches.
 - » Sought to understand the site requirements of Gypsies and Travellers living on these sites.
 - » Makes clear recommendations on how the Council could ensure the delivery of suitable pitches to meet some or all of the identified need through intensification, reconfiguration or expansion.
- ^{2.4} Based on the experience of ORS in completing PDAs in other Local Authorities and consistent with national guidance, including through detailed Local Plan Examinations, a 3-Stage assessment process was completed for North Somerset Council.

Stage 1 – Initial Review of Sites

- ^{2.5} ORS worked with the Council to review the baseline represented in the 2022 GTAA based on the current occupancy of sites; any new planning permissions; and the outcomes of any planning appeals. Once the site baseline was agreed, ORS completed work to apportion need identified in the GTAA to each site – including both current need identified in the first 5 years of the GTAA period, from 2022-26, and future need identified in the remainder of the GTAA period from 2026-42.

- 2.6 The baseline from the GTAA identified 4 public Gypsy and Traveller sites, along with 1 public pitch on a privately owned site (34 pitches); 5 privately owned sites with permanent planning permission (66 pitches); no sites with temporary planning permission; no sites that are tolerated for planning purposes; 5 unauthorised sites (9 pitches)²; and 1 Travelling Showmen's yard (5 plots). The purpose of this part of the PDA was to determine which sites had planning constraints that would prevent them from being taken forward to the next stage of the assessment as this time.
- 2.7 As a result of the RAG rating assessment, it was determined that a total of 4 Gypsy and Traveller sites and no Travelling Showmen yards would be excluded from the next stage of the PDA, and a total of 10 Gypsy and Traveller sites and 1 Travelling Showmen yard were taken forward to the next stage of the PDA. A breakdown of why sites were excluded from the Assessment can be found in Figure 17.

Stage 2 – Detailed Site Assessment

- 2.8 ORS worked with the Council to complete a detailed Pitch Deliverability Matrix for each site. This explored planning constraints that could prevent the provision of additional pitches and plots, and determined what, if any, levels of need identified in the GTAA could be accommodated on each site and yard through intensification or reconfiguration. This stage of the assessment also explored and advised whether there are any opportunities to expand sites onto areas of adjacent land owned by Travellers. Planning constraints that were considered included:
- » Appropriate highways access
 - » Area of Outstanding Beauty (AONB)
 - » Compatible with neighbouring uses
 - » Conservation Area
 - » Contaminated land
 - » Flood zone 2 or 3 or in Groundwater protection zone
 - » GP surgery within 2km
 - » Green Belt
 - » Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)
 - » Landscape character type / sensitivity
 - » Local ecology importance (SINC, LNR, LENS) and Areas and Road Verges
 - » Local Green Space
 - » Mineral safeguarding
 - » National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)
 - » Outside of Settlement Boundary
 - » Primary school within 2km
 - » Protected trees (Ancient woodland, TPO)
 - » Public Rights of Way across site
 - » Public transport route within 800m
 - » Safe pedestrian access from site to nearby facilities
 - » Shops within 2km
 - » Site allocated or safeguarded for other uses
 - » Strategic Gap

² Two of these sites, King's Field and Summer Lane, were granted temporary planning consent at appeal after the publication of the GTAA. King's Field was granted a 3-year temporary planning consent at appeal, and Summer Lane was granted a 5-year temporary planning consent at appeal.

- ^{2.9} Following agreement of the Pitch Deliverability Matrices with the Council, ORS re-engaged with site owners, site managers and site residents previously interviewed in the GTAA to further understand the accommodation needs of the sites and yards taken forward. Furthermore, individuals were interviewed over the viability of the option of expansion or intensification on sites, and whether such could be done acceptably and be deliverable.

Stage 3 – Capacity Findings and Site Deliverability Options

- ^{2.10} The outcomes of Stage 2 were discussed with Officers from the Council to determine, from a planning perspective, whether the sites identified as being suitable for intensification, reconfiguration or expansion are acceptable and deliverable to take forward for further consideration in the Local Plan process.

3. NORTH SOMERSET GTAA SUMMARY

GTAA Methodology

^{2.12} The GTAA provides a robust evidence base to enable the Council to assess the housing needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showmen under the Housing Act 1985, Planning Policy for Traveller Sites (PPTS) 2015, the Housing and Planning Act 2016, the revised National Planning Policy Framework (NPPF) 2021, and Planning Practice Guidance (PPG) 2021. It also provides the evidence base which can be used to support Local Plan Policies.

Sites and Yards in North Somerset

^{2.13} In North Somerset, at the base date of the GTAA, there were 4 public Gypsy and Traveller sites and 1 public pitch on a privately owned site (34 pitches); 5 privately owned sites with permanent planning permission (66 pitches); no sites with temporary planning permission; no sites that are tolerated for planning purposes; 5 unauthorised sites (9 pitches)³; and 1 Travelling Showmen's yard (5 plots). There were no public transit sites identified.

Figure 1 - Total amount of provision in North Somerset (June 2022)

Category	Sites/Yards	Pitches/Plots
Public sites	4	34
Private with permanent planning permission	5	66
Private with temporary planning permission	0	0
Tolerated pitches	0	0
Unauthorised sites	5	9
Public transit sites	0	0
Travelling Showpeople yards	1	5
TOTAL	15	110

GTAA Conclusions

^{2.14} The findings of the GTAA are set out below.

³ Two of these sites, King's Field and Summer Lane, were granted temporary planning consent at appeal after the publication of the GTAA. King's Field was granted a 3 year temporary planning consent at appeal, and Summer Lane was granted a 5 year temporary planning consent at appeal.

Gypsies and Travellers

2.15 In summary there is a need for:

- » 40 pitches in North Somerset over the GTAA period to 2042 for Gypsy and Traveller households that met the planning definition.
- » Up to 9 pitches for undetermined Gypsy and Traveller households that may meet the planning definition, of which could be met through a natural turnover of pitches over time.
- » 65 pitches in North Somerset over the GTAA period to 2042 for Gypsy and Traveller households that did not meet the planning definition.

Travelling Showmen

2.16 In summary there is a need for:

- » 4 plots in North Somerset over the GTAA period to 2042 for Travelling Showmen households that met the planning definition.
- » No plots for undetermined Travelling Showmen households that may meet the planning definition, of which could be met through a natural turnover of plots over time.
- » No plots in North Somerset over the GTAA period to 2042 for Travelling Showmen households that did not meet the planning definition.

Transit Provision

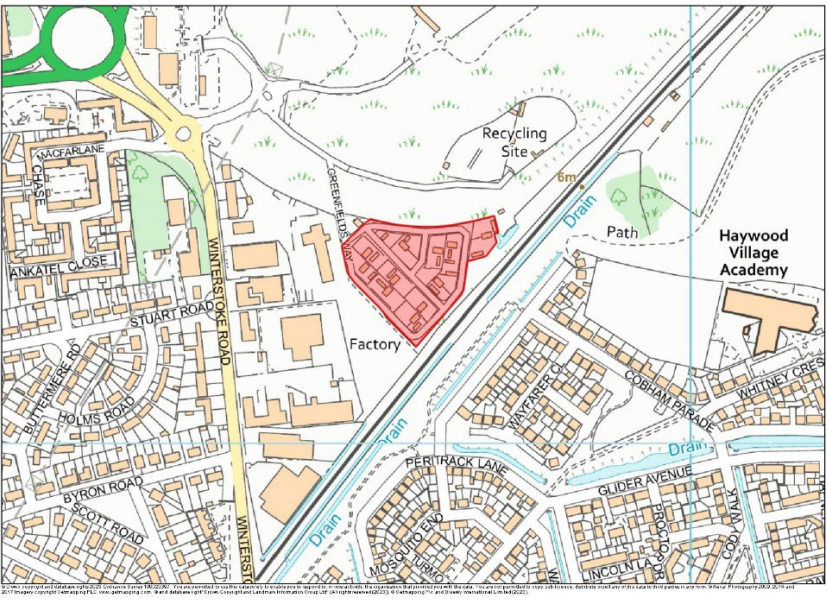
2.17 Due to historic low numbers of short-term encampments, it is not recommended that there is a need for a formal public transit site in North Somerset at this time.

2.18 In the short-term the Council should continue to use its current approaches when dealing with unauthorised encampments and management-based approaches such as negotiated stopping agreements should be considered.

4. SITE ASSESSMENT MATRICES

- 3.1 As set out in Paragraph 10 of the PPTS the Council is required to identify a 5-year supply of pitches to address need for those Travellers that meet the planning definition. This pitch delivery assessment will provide further evidence to help the local planning authority assess options to address 5-year need for pitches for Gypsies and Travellers that meet the PPTS planning definition of a Traveller.
- 3.2 As set out in the Methodology for the PDA, detailed site assessments were completed for 9 of the 11 Gypsy and Traveller sites that were taken forward from Stage 1 of the assessment, as 2 of the sites taken forward from Stage 1 could not be contacted for the purposes of the Assessment. These two sites are Cedar Haven and Landside. These matrices also address current and future need present on the respective site or yard. It should be acknowledged that there are three facets of need: total current need; total future need and, of total future need, how much of it is made of new household formation. Furthermore, the matrices also address various development constraints which are shaded in red, amber or green. Red indicates a significant planning constraints, amber signifies a potential planning constraints, and green signifies no planning constraints.
- 3.3 For the 11 sites/yards included in the detailed site appraisal, the GTAA identified a current need for 19 pitches and a future need for 22 pitches for Gypsy and Traveller households that met the planning definition of a Traveller, and no current need for plots for Travelling Showmen households that met the planning definition of a Traveller.
- 3.4 The assessment sought to determine what proportion of need from households that did not meet the planning definition of a Traveller. A current need of 15 pitches and a future need of 35 pitches were identified for Gypsy and Traveller households that did not meet the planning definition.
- 3.5 The completed Site Assessment Matrices can be found on the following pages:
- | | |
|---|----|
| – Site Matrix for Greenfield Way | 12 |
| – Site Matrix for Moorland Park | 16 |
| – Site Matrix for Hatchintan (Now 96 Clevedon Road) | 20 |
| – Site Matrix for Travellers Rest | 24 |
| – Site Matrix for Heathfield Park | 28 |
| – Site Matrix for Cedar Haven | 32 |
| – Site Matrix for Landside..... | 36 |
| – Site Matrix for Stonebridge Farm | 40 |
| – Site Matrix for Summer Barn | 44 |
| – Site Matrix for Kings Field | 48 |
| – Site Matrix for Arcadia | 52 |

Figure 2 – Site Matrix for Greenfields Way

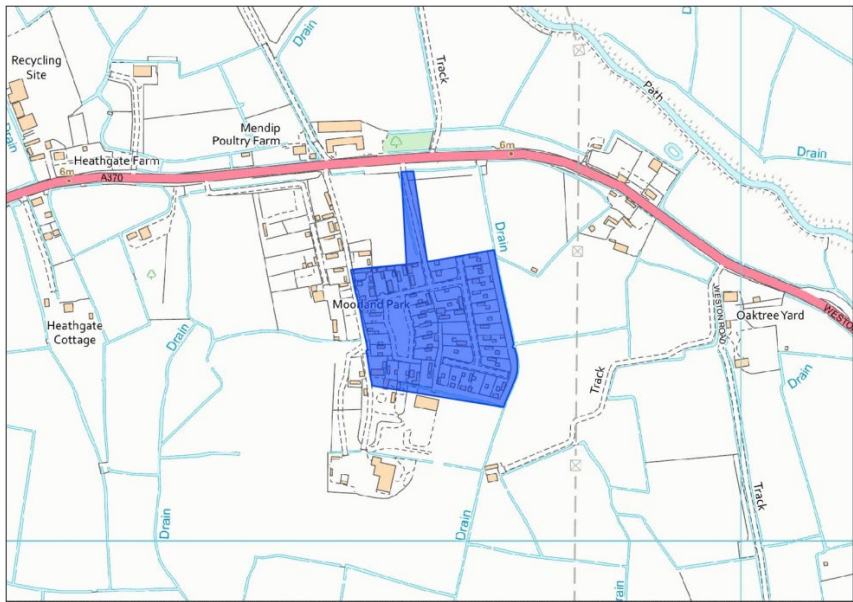
SITE BACKGROUND	
Site reference	NSO – 001
Site name and address	Greenfields Way, Weston-Super-Mare, BM23 3EZ
Site plan	
Site planning status	Public
Number of pitches	24
PPTS planning definition status of households	
Meet definition	5
Do not meet definition	18
Undetermined	1
Current and future need	
Total Current Need	5
Total Future Need	6
Future Need - NHF year 6+	11
Total pitch needs – First 5 years	5

Total pitch needs – After first 5 years	17
Site ownership	Council Owned – Managed by Elim Housing
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>No</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C.</i>
Local ecology importance (SINC, LNR, LENSs), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a (Tidal)</i>
Contaminated land	<i>Land to the north is a former landfill site and contaminated, however site is not contaminated.</i>

Compatible with neighbouring uses	<i>Scrapyard to the northeast of the site</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes (Bournville Primary School)</i>
GP surgery within 2km	<i>Yes (Healthy Living Centre)</i>
Public transport route within 800m	<i>Yes</i>
Shops within 2km	<i>Yes</i>
Safe pedestrian access from site to nearby facilities	<i>Yes</i>
Appropriate highways access	<i>Yes</i>
Public Rights of Way across site	<i>Public footpath to the north of the site, however it does not cross through the site.</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No, site is not adjacent to another site.
Are the residents interested in expanding or adapting the site to meet the need?	N/A – As this is a public site managed by Elim Housing, a representative of Elim Housing was spoken to in order to establish the possibility of expanding or adapting the site.
Are there any constraints that affect the design and layout of the site?	The land is constricted to the north and northeast of the site by a closed landfill site with contaminated land, and a scrapyard to the northeast. The site is also located on Flood Zone 3a (Tidal). The representative from Elim Housing affirmed that they believed there was no possibility for expansion due to the restrictions, and that any intensification would not be possible.
Could the site meet current and/or future need?	No – there is no room on site to meet need, and there is no possibility for expansion or intensification.

Can the configuration of the site be altered to meet current need?	No – the site is at capacity and there is no scope for changing the configuration to meet need.
Are the residents in a position to deliver the site to meet the need?	Elim Housing are not in a position to make any further changes to the Greenfield site, however they have expressed an interest in continuing to manage any new Council owned sites that may be made in the area to help facilitate need.
Additional notes	N/A
Current need can be met?	No
Future need can be met?	No

Figure 3 – Site Matrix for Moorland Park

SITE BACKGROUND	
Site reference	NSO – 002
Site name and address	Moorland Park, Hewish, BS24 6SQ
Site plan	
Site planning status	Private
Number of pitches	44
PPTS planning definition status of households	
Meet definition	10
Do not meet definition	32
Undetermined	2
Current and future need	
Total Current Need	24
Total Future Need	11
NHF year 6+	31
Total pitch needs – First 5 years	24

Total pitch needs – After first 5 years	42
Site ownership	Private Rented
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENs), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>No</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a (Fluvial and Tidal)</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - St Andrews Primary</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>Yes</i>
Shops within 2km	<i>2.9km - In Congresbury</i>
Safe pedestrian access from site to nearby facilities	<i>Yes - once on the A370</i>
Appropriate highways access	<i>Yes - off A370</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	Yes – This site is adjacent to both Heathfield Park, located to the west, and Stonebridge Farm, located to the southwest.
Are the residents interested in expanding or adapting the site to meet the need?	The site manager and landowner is very interested in expanding the site to meet residual need. The individual owns two fields to the north of the site which they would like to expand the site onto to build another 40 pitches or plots.
Are there any constraints that affect the design and layout of the site.	The existing site is close to being at capacity in terms of on-site expansion.

Could the site meet current and/or future need?	Subject to securing planning permission the two fields to the north of the site could meet current and some future need for the remainder of the GTAA period. The landowner believes 40 pitches could be provided on the land. Current need and future need (not including new household formation) makes up 35 pitches so the site would be able to accommodate all of this need. In addition 5 of the 29 new household formation pitch requirements (17%) could also be met.
Can the configuration of the site be altered to meet current need?	The current site could not be configured to meet current need.
Are the residents in a position to deliver the site to meet the need?	The landowner stated that they may need financial assistance to deliver all 40 pitches. If additional funding was needed to deliver all 40 pitches, then a variety of funding sources would need to be explored. A new sewerage system and pipes have been installed for the existing site and is capable of hooking up to the land to the north if necessary.
Additional notes	N/A
Current need can be met?	Current need could be met, subject to planning consent, on land to the north of the site.
Future need can be met?	Future need could be met on land to the north of the site. 17% of new household formation (5 of 29 pitches) could be met as well.

Figure 4 – Site Matrix for Hatchintan (Now 96 Clevedon Road)

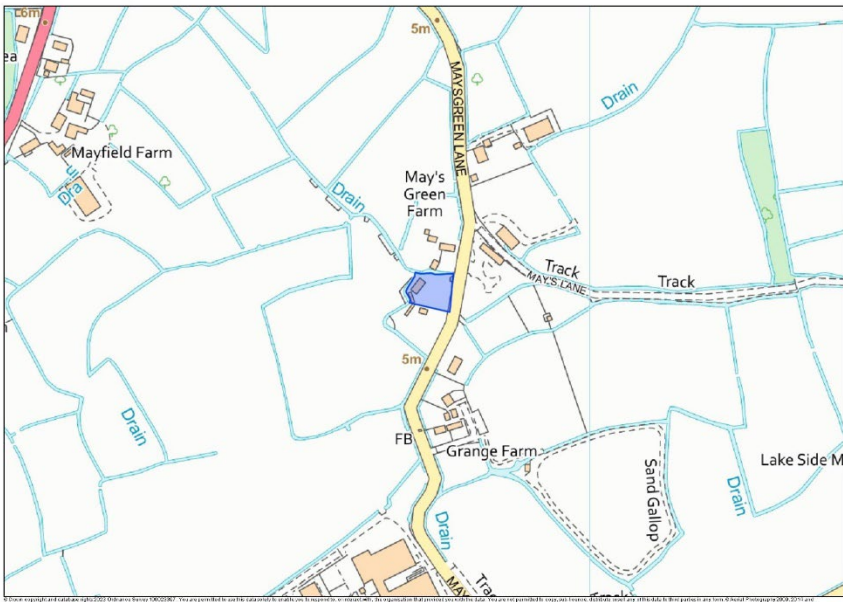
SITE BACKGROUND	
Site reference	NSO – 003
Site name and address	<i>Hatchintan (Now 96 Clevedon Road), Tickenham, BS21 6ER</i>
Site plan	
Site planning status	Private
Number of pitches	2
PPTS planning definition status of households	
Meet definition	0
Do not meet definition	2
Undetermined	1
Current and future need	
Total Current Need	0
Total Future Need	0
NHF year 6+	2
Total pitch needs – First 5 years	0

Total pitch needs – After first 5 years	1
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENs), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>Yes</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>No</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - Tickenham Primary School</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>Yes</i>
Shops within 2km	<i>No</i>
Safe pedestrian access from site to nearby facilities	<i>Intermittent pavement to school and village hall</i>
Appropriate highways access	<i>Down a track off Clevedon Road</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – This site is not adjacent to any other site.
Are the residents interested in expanding or adapting the site to meet the need?	The residents are interested in expanding or adapting the site to meet need, but not at present.
Are there any constraints that affect the design and layout of the site.	The residents elected not to answer this question when interviewed. The most notable development constraint was this site's location within the Green Belt which would require Very Special Circumstances in order for any expansion of the site to be undertaken.
Could the site meet current and/or future need?	This site has no current need. Future need from new household formation could be met at this site.

Can the configuration of the site be altered to meet current need?	Yes – the residents believe the site can be re-configured to facilitate future need arising from new household formation.
Are the residents in a position to deliver the site to meet the need?	Yes – although they do not want to explore the possibility of expansion now as they believe it is too early.
Additional notes	Site has recently changed its name from Hatchintan to 96 Clevedon Road due to local discrimination. New household formation arisen from two children which will be classified as future need in next GTAA. Furthermore, planning permission has been granted for 2 large houses to be built on the field to the north of the site.
Current need can be met?	There is no current need for this site.
Future need can be met?	Future need could be met on this site, when the residents are ready to intensify the site.

Figure 5 – Site Matrix for Travellers Rest

SITE BACKGROUND	
Site reference	NSO – 004
Site name and address	<i>Travellers Rest, Hewish, BS24 6TR</i>
Site plan	
Site planning status	Private
Number of pitches	2
PPTS planning definition status of households	
Meet definition	0
Do not meet definition	1
Undetermined	0
Current and future need	
Total Current Need	0
Total Future Need	0
NHF year 6+	0
Total pitch needs – First 5 years	0

Total pitch needs – After first 5 years	0
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a (Tidal)</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - St Annes Primary School, Hewish</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>Yes - on A370</i>
Shops within 2km	<i>No</i>
Safe pedestrian access from site to nearby facilities	<i>No</i>
Appropriate highways access	<i>Off country lane</i>
Public Rights of Way across site	<i>Yes - across northern side of the site.</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – This site is not adjacent to any other site or yard.
Are the residents interested in expanding or adapting the site to meet the need?	N/A - This site has no outstanding need.
Are there any constraints that affect the design and layout of the site.	There are no constraints affecting the intensification of the site.
Could the site meet current and/or future need?	N/A – This site has no outstanding need.

Can the configuration of the site be altered to meet current need?	N/A – This site has no outstanding need.
Are the residents in a position to deliver the site to meet the need?	N/A – This site has no outstanding need.
Additional notes	This site has gained a need for 2 current pitches since the completion of the most recent GTAA which will be present in a future GTAA.
Current need can be met?	N/A – There is no current need present on site.
Future need can be met?	N/A – There is no future need present on site.

Figure 6 – Site Matrix for Heathfield Park

SITE BACKGROUND	
Site reference	NSO – 005
Site name and address	Heathfield Park, Hewish, BS24 6SQ
Site plan	
Site planning status	Private
Number of pitches	14
PPTS planning definition status of households	
Meet definition	11
Do not meet definition	3
Undetermined	0
Current and future need	
Total Current Need	0
Total Future Need	2
NHF year 6+	2
Total pitch needs – First 5 years	0

Total pitch needs – After first 5 years	4
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a (Fluvial and Tidal)</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - St Andrews Primary</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>Yes</i>
Shops within 2km	<i>2.9km - In Congresbury</i>
Safe pedestrian access from site to nearby facilities	<i>Yes - once on the A370</i>
Appropriate highways access	<i>Yes - off A370</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	Yes – This site is adjacent to Moorland Park to the east, and Stonebridge Farm to the south.
Are the residents interested in expanding or adapting the site to meet the need?	This site has 7 different owners placed on various different pitches on the site. Some residents have no interest in expansion as they have no outstanding need, however two of the landowners have stated they own land near or adjacent to the site which could be expanded into, and they would be interested in doing so if planning permission was granted.
Are there any constraints that affect the design and layout of the site.	The site is unable to be reconfigured or intensified in its current planning boundaries to meet need; two landowners own parcels of land adjacent to the site to the west, which could meet need but would require planning permission to do so.
Could the site meet current and/or future need?	The site could meet both current and future need through a small extension to the west of the site. This land currently has temporary planning permission for 4 additional pitches (23/P/1423/FUL).

Can the configuration of the site be altered to meet current need?	It would not be possible for the site to be reconfigured to meet current need, it would have to be met by expansion onto land owned by two of the landowners given planning permission was granted.
Are the residents in a position to deliver the site to meet the need?	Of the landowners who have an intention to expand, they believe they are in a position to deliver the need dependant on being granted planning permission.
Additional notes	The overall need has potentially increased since the GTAA, several of the landowners did not remember or did not have the information from the previous GTAA, however there is at least one extra current need identified for an adult moving out of bricks and mortar.
Current need can be met?	Current need could be met on this site on the surplus land owned by two of the landowners adjacent to the west of the site.
Future need can be met?	Future need could also be met on this on the surplus land owned by two of the landowners adjacent to the site.

Figure 7 – Site Matrix for Cedar Haven

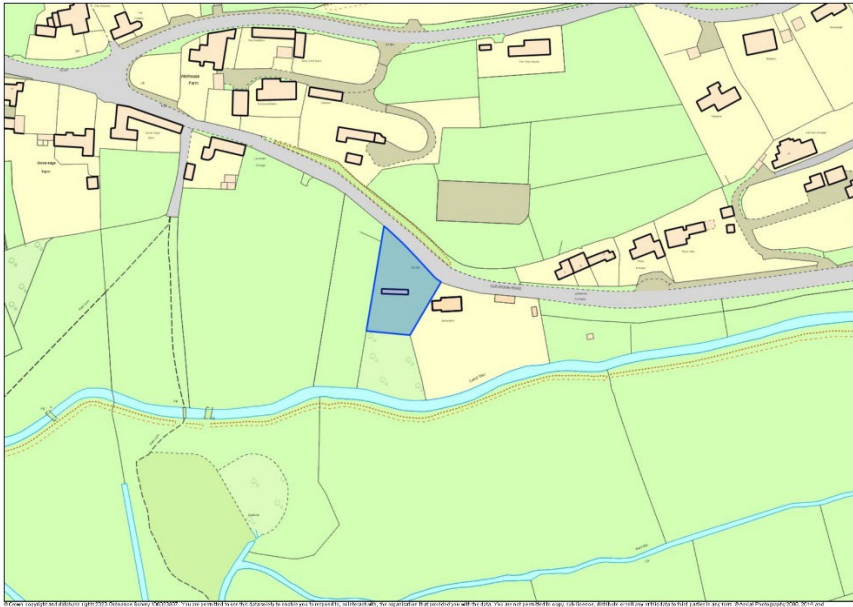
SITE BACKGROUND	
Site reference	NSO – 006
Site name and address	Cedar Haven, Hewish, BS24 6RD
Site plan	<p>The site plan map shows the Cedar Haven area. A red line highlights the site boundary, which runs diagonally from the bottom-left towards the top-right. Key features include a Sluice on the left, a Pipeline, and several Drains. Buildings shown include Darsham House, Willow Cottage, Haybow Farm, May View Cottage, and Doubleton Farm. Distances of 6m and 5m are marked near some buildings. A blue box with the number 21 is located near the Pipeline. The map also shows a road labeled A370 and a green area labeled 'ESS'.</p>
Site planning status	Unauthorised
Number of pitches	2
PPTS planning definition status of households	
Meet definition	2
Do not meet definition	0
Undetermined	0
Current and future need	
Total Current Need	2
Total Future Need	0
NHF year 6+	3
Total pitch needs – First 5 years	2

Total pitch needs – After first 5 years	3
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>2 TPOs on eastern edge of site.</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a (Tidal)</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - St Annes Primary School, Hewish</i>
GP surgery within 2km	<i>2.3km to Medical Centre at Locking Castle, but difficult to access by foot as on other side of Motorway.</i>
Public transport route within 800m	<i>Yes - A370</i>
Shops within 2km	<i>2.3km to shops at Locking Castle, but difficult to access by foot as on other side of Motorway.</i>
Safe pedestrian access from site to nearby facilities	<i>No</i>
Appropriate highways access	<i>Yes off A370</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – Site is not adjacent to any other site or yard.
Are the residents interested in expanding or adapting the site to meet the need?	N/A – No contact was able to be made to the residents.
Are there any constraints that affect the design and layout of the site.	N/A
Could the site meet current and/or future need?	N/A

Can the configuration of the site be altered to meet current need?	N/A
Are the residents in a position to deliver the site to meet the need?	N/A
Additional notes	N/A
Current need can be met?	N/A
Future need can be met?	N/A

Figure 8 – Site Matrix for Landside

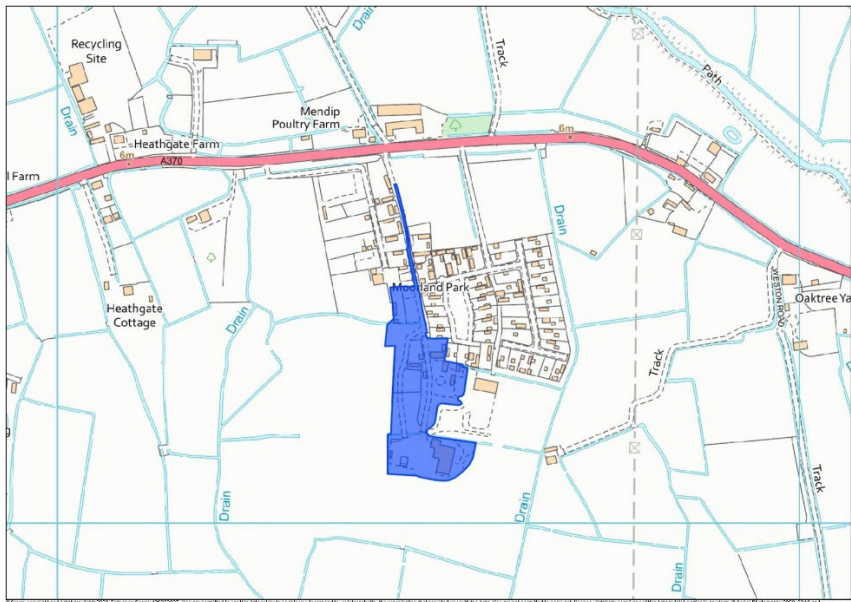
SITE BACKGROUND	
Site reference	NSO – 007
Site name and address	Landside, Stone Edge Batch, Tickenham, BS21 6FN
Site plan	
Site planning status	Unauthorised
Number of pitches	1
PPTS planning definition status of households	
Meet definition	1
Do not meet definition	0
Undetermined	0
Current and future need	
Total Current Need	0
Total Future Need	0
Of Total Future Need, How Many is NHF year 6+	0

Total pitch needs – First 5 years	0
Total pitch needs – After first 5 years	0
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>Opposite Wellhouse Farm listed building</i>
Conservation Area	<i>No</i>
Green Belt	<i>Yes</i>
Strategic Gap	<i>No</i>

Flood zone 2 or 3 or in Groundwater protection zone	<i>No</i>
Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - Kingshill C of E Primary School</i>
GP surgery within 2km	<i>Yes - in Nailsea</i>
Public transport route within 800m	<i>Yes</i>
Shops within 2km	<i>Yes - in Nailsea</i>
Safe pedestrian access from site to nearby facilities	<i>Yes</i>
Appropriate highways access	<i>Yes</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – Site is not adjacent to any other site or yard.
Are the residents interested in expanding or adapting the site to meet the need?	N/A – No contact was able to be made to the residents.
Are there any constraints that affect the design and layout of the site.	N/A

Could the site meet current and/or future need?	N/A
Can the configuration of the site be altered to meet current need?	N/A
Are the residents in a position to deliver the site to meet the need?	N/A
Additional notes	N/A
Current need can be met?	N/A
Future need can be met?	N/A

Figure 9 – Site Matrix for Stonebridge Farm

SITE BACKGROUND	
Site reference	NSO – 008
Site name and address	Stonebridge Farm, Hewish, BS24 6SQ
Site plan	
Site planning status	Unauthorised
Number of pitches	4
PPTS planning definition status of households	
Meet definition	0
Do not meet definition	0
Undetermined	4
Current and future need	
Total Current Need	4
Total Future Need	0
NHF year 6+	2
Total pitch needs – First 5 years	4

Total pitch needs – After first 5 years	2
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a and 3b (Fluvial)</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>Yes - St Andrews Primary</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>Yes</i>
Shops within 2km	<i>2.9km - In Congresbury</i>
Safe pedestrian access from site to nearby facilities	<i>Yes - once on the A370</i>
Appropriate highways access	<i>Accessed down a track off the A370</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	Yes – Site is adjacent to Moorland Park in the northeast and Heathfield Park to the north.
Are the residents interested in expanding or adapting the site to meet the need?	Yes – Residents are interested in expanding site and own land to the south of the site.
Are there any constraints that affect the design and layout of the site.	N/A – There are no constraints that affect the layout of the site.
Could the site meet current and/or future need?	This site is currently unauthorised. If permanent planning consent were granted for the 4 pitches that are currently present on this site, the identified need would no longer exist as the 4 pitches would be authorised.

Can the configuration of the site be altered to meet current need?	In order to meet current need, configuration would not be necessary, it would just need to obtain planning consent to remove the unauthorised status.
Are the residents in a position to deliver the site to meet the need?	The residents have stated that water and electric is already hooked up where necessary so pitches would only need to be fenced if they were to construct any further pitches to meet any future need.
Additional notes	This site has gained a need for a further 1 pitch for current need and 3 pitches for future need since the completion of the most recent GTAA. This new need will be identified in any future updates to the GTAA.
Current need can be met?	Current need could be met if planning permission is granted for the site to remove the unauthorised status
Future need can be met?	Future need arising from new household formation could potentially be met by expanding the site onto land to the south of the site.

Figure 10 – Site Matrix for Summer Barn

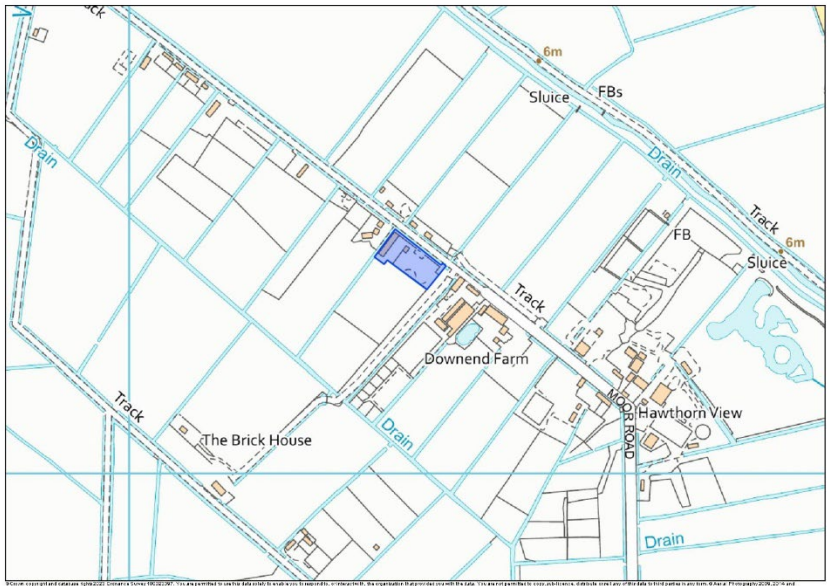
SITE BACKGROUND	
Site reference	NSO – 009
Site name and address	Summer Barn, Summer Lane, BS29 6LP
Site plan	
Site planning status	Unauthorised (now Temporary)
Number of pitches	1
PPTS planning definition status of households	
Meet definition	1
Do not meet definition	0
Undetermined	0
Current and future need	
Total Current Need	1
Total Future Need	0
NHF year 6+	0
Total pitch needs – First 5 years	1

Total pitch needs – After first 5 years	0
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No, but within proposed strategic housing allocation in new Local Plan</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>No</i>

Contaminated land	<i>No</i>
Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>2.5km to Banwell Primary School</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>No</i>
Shops within 2km	<i>2km to Co-op on Knightcott Road.</i>
Safe pedestrian access from site to nearby facilities	<i>No</i>
Appropriate highways access	<i>Off country lane</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – Site is not adjacent to any other site or yard.
Are the residents interested in expanding or adapting the site to meet the need?	Yes – residents are interested in intensification of the site.
Are there any constraints that affect the design and layout of the site.	Conditions attached to the temporary planning consent (20/P/2666/FUL) granted on appeal for this site involve repositioning the entrance gate, addressing drainage issues and installing a sound barrier due to motorway noise.
Could the site meet current and/or future need?	Site could meet future need if permanent planning permission is granted. There is no future need on the site.

Can the configuration of the site be altered to meet current need?	Yes – there is plenty of room on the site to facilitate any additional need that may arise, and current need could be met by granting permanent planning permission.
Are the residents in a position to deliver the site to meet the need?	The residents are in a position to meet the need as the only outstanding need is 1 unauthorised (now temporary) pitch.
Additional notes	This site exists within a proposed strategic allocation for 2,800 dwellings in the emerging Local Plan.
Current need can be met?	Current need could be met if permanent planning permission is granted.
Future need can be met?	There is no future need on the site.

Figure 11 – Site Matrix for Kings Field

SITE BACKGROUND	
Site reference	NSO – 010
Site name and address	<i>King's Field, Moor Lane, Banwell, BS29 6ET</i>
Site plan	
Site planning status	Unauthorised (now Temporary)
Number of pitches	1
PPTS planning definition status of households	
Meet definition	1
Do not meet definition	0
Undetermined	0
Current and future need	
Total Current Need	1
Total Future Need	1
NHF year 6+	1
Total pitch needs – First 5 years	1

Total pitch needs – After first 5 years	2
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (C)</i>
Local ecology importance (SINC, LNR, LENS), and Areas and Road Verges	<i>Priority habitat - Coastal and floodplain grazing marsh</i>
Protected trees (Ancient woodland, TPO)	<i>No</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>No</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>Flood Zone 3a (Tidal)</i>
Contaminated land	<i>No</i>

Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>No</i>
Primary school within 2km	<i>2.6km to Banwell Primary School</i>
GP surgery within 2km	<i>No</i>
Public transport route within 800m	<i>No</i>
Shops within 2km	<i>2.6km to shops in Banwell</i>
Safe pedestrian access from site to nearby facilities	<i>No</i>
Appropriate highways access	<i>Access is down narrow track/bridle path.</i>
Public Rights of Way across site	<i>Bridle way in front of site.</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – Site is not adjacent to any other site or yard.
Are the residents interested in expanding or adapting the site to meet the need?	Yes – Residents are interested adapting or intensifying the site to meet need.
Are there any constraints that affect the design and layout of the site.	There are no physical constraints that affect the layout of the site. Currently, site has temporary permission but would need permanent permission before intensification could happen.
Could the site meet current and/or future need?	Yes – Site could meet current need if permanent planning permission was granted, and future need could be met through intensification.
Can the configuration of the site be altered to meet current need?	The site could be configured if permanent planning permission was granted for an additional 3 pitches, and if permission was granted to push the fence back onto equestrian land owned by the residents to allow the siting of additional statics or trailers.

Are the residents in a position to deliver the site to meet the need?	Yes – Residents believe they can do all the necessary work on the site themselves if they were granted permission.
Additional notes	This site has gained a need for a further 1 pitch for current need and 2 pitches for future need since the completion of the most recent GTAA. This new need will be identified in any future updates to the GTAA.
Current need can be met?	Current need could be met if permanent planning permission was granted to the site as the current need is for 1 unauthorised (now temporary) pitch.
Future need can be met?	Future need could be met on the site as the residents believe there is room for 3 further pitches on the site without needing to expand into equestrian land to the rear of the site.

Figure 12 – Site Matrix for Arcadia

SITE BACKGROUND	
Site reference	NSO – 011
Site name and address	Arcadia, The Slate, Long Lane, Backwell, BS48 3EQ
Site plan	
Site planning status	TSP - Private
Number of pitches	5
PPTS planning definition status of households	
Meet definition	5
Do not meet definition	0
Undetermined	0
Current and future need	
Total Current Need	0
Total Future Need	1
Of Total Future Need, How Many is NHF year 6+	3
Total pitch needs – First 5 years	0

Total pitch needs – After first 5 years	4
Site ownership	Private Owned
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	<i>Yes</i>
Site allocated or safeguarded for other uses	<i>No</i>
National ecology importance (SAC, SPA, RAMSAR, SSSI, NNR)	<i>NS and Mendip Bat SAC Consultation Zone (Zone B)</i>
Local ecology importance (SINC, LNR, LENs), and Areas and Road Verges	<i>No</i>
Protected trees (Ancient woodland, TPO)	<i>Adjacent to ancient woodland</i>
Mendip Hills Area of Outstanding Beauty (AONB)	<i>No</i>
Landscape character type / sensitivity?	<i>None</i>
Heritage Asset (SAM, listed buildings, historic park/garden, battlefield)	<i>No</i>
Conservation Area	<i>No</i>
Green Belt	<i>Yes</i>
Strategic Gap	<i>No</i>
Flood zone 2 or 3 or in Groundwater protection zone	<i>No</i>
Contaminated land	<i>No</i>

Compatible with neighbouring uses	<i>Yes</i>
Local Green Space	<i>No</i>
Mineral safeguarding	<i>Adjacent to Minerals Safeguarding Area for Limestone.</i>
Primary school within 2km	<i>Yes - Backwell C of E Junior School</i>
GP surgery within 2km	<i>2.4km to Medical Centre in Backwell.</i>
Public transport route within 800m	<i>No</i>
Shops within 2km	<i>Shops at Backwell within 2.2km.</i>
Safe pedestrian access from site to nearby facilities	<i>No</i>
Appropriate highways access	<i>Access off country lane</i>
Public Rights of Way across site	<i>No</i>
FINAL APPRAISAL	
Is site/yard adjacent to another site/yard?	No – Site is not adjacent to any other site or yard.
Are the residents interested in expanding or adapting the site to meet the need?	The residents are interested in expanding the current site to meet need the future need, however they do not want to explore the possibility of expansion until the lease has been negotiated.
Are there any constraints that affect the design and layout of the site.	There are no current constraints to expansion of the site.
Could the site meet current and/or future need?	Residents believe the site could meet some of the future need, however the landowner could not give a specific number, rather a ‘few plots’ could be met through expansion.
Can the configuration of the site be altered to meet current need?	N/A – Site has no current need.

Are the residents in a position to deliver the site to meet the need?	Residents are in a position to expand their current site to meet some of the future need. The site owner also believes they are in a position to work alongside the Council, or with assistance from the Council, to locate and deliver any new developments in the North Somerset area.
Additional notes	N/A
Current need can be met?	N/A – There is no current need.
Future need can be met?	Some of the future need could be met. The site owner was unable to provide a specific number of plots that could be met through expansion, stating a 'few plots' could be met. For the purposes of this report, that number has been interpreted as a need of 2 plots could be met.

5. PDA OUTCOMES

4.1 The table below sets out the overall outcomes of the PDA for North Somerset Council for those households that meet the PPTS planning definition of a Traveller. It sets out the planning status of sites and yards; the total current need for the first 5 years of the GTAA period; the total future need for the remainder of the planning period; the amount of need that could be met on each site and yard; and includes notes setting out the rationale for meeting this need. It should be noted that in Figure 13, future need is made up of both future need arising from teenagers needing a pitch after the first 5 years of the GTAA period, and new household formation.

Figure 13 – Outcomes of Pitch Deliverability Assessment for North Somerset 2022-42 – Meet Planning Definition

Meet Planning Definition						
Site/Yard Name	Tenure	Current Need Identified	Could Current Need Be Met	Future Need Identified	Could Future Need Be Met	Notes
Greenfields Way, Weston Super Mare, BM23 3EZ	Public	4	0	3	0	Elim Housing does not believe there is any capacity on the site for expansion or intensification.
Moorland Park, Hewish, BS24 6SQ	Private	10	10	11	7	All future need arising from teenagers requiring a pitch in the next 5 years could be met on land to the north of the site, as well as 5 pitches arising from new household formation, subject to planning consent.
Heathfield Park, Hewish, BS24 6SQ	Private	0	0	3	3	Residents believe site could meet future need through expansion of the site to the west.
Cedar Haven,	Unauthorised	2	0	3	0	2 x Unauthorised need. Unable to determine if need could be met as residents were unable

Meet Planning Definition						
Site/Yard Name	Tenure	Current Need Identified	Could Current Need Be Met	Future Need Identified	Could Future Need Be Met	Notes
Hewish, BS24 6RD						to be contacted to be interviewed.
Landside, Stone Edge Batch, Tickenham, BS21 6FN	Private	0	0	0	0	No need present on site. Residents were unable to be contacted to be interviewed.
Summer Barn, Summer Lane, BS29 6LP	Unauthorised (now Temporary)	1	1	0	0	1 x Unauthorised (now Temporary) need. Site could meet need if permanent planning permission is granted.
Kings Field, Moor Lane, Banwell	Unauthorised (now Temporary)	1	1	2	2	1 x Unauthorised (now Temporary) need. Site could meet current need if permanent planning permission is granted, and residents believe future need could be met through intensification.
Total Pitches		18	12	22	12	
Arcadia, The Slate, Long Lane, Backwell, BS48 3EQ	TSP – Private	0	0	4	2	Some future need and at least one of the new household formation need could be met on site. Site owner could not give a specific number of plots to be met through intensification of land within the planning permission boundary, so for the purposes of

Meet Planning Definition						
Site/Yard Name	Tenure	Current Need Identified	Could Current Need Be Met	Future Need Identified	Could Future Need Be Met	Notes
						this report the site owner's response of 'a few plots' has been interpreted as a need for 2 plots could be met.
Total Plots		0	0	4	2	
TOTAL		18	12	26	14	

Figure 14 – Outcomes of Pitch Deliverability Assessment for North Somerset 2022-42 – Do Not Meet Planning Definition

Do Not Meet Planning Definition						
Site/Yard Name	Tenure	Current Need Identified	Could Current Need Be Met	Future Need Identified	Could Future Need Be Met	Notes
Greenfields Way, Weston Super Mare, BM23 3EZ	Public	1	0	14	0	Elim Housing does not believe there is any capacity on the site for expansion or intensification.
Moorland Park, Hewish, BS24 6SQ	Private	14	14	30	9	Current need could be met as well as future need arising from teenagers requiring a pitch in the next 5 years if planning permission is passed for land to the north of the site. The north only has a capacity for up to 40 pitches, future need arising from new household formation could not be met on this site.
Hatchintan, Tickenham, BS21 6RE	Private	0	0	2	2	Residents believe site could meet future need through reconfiguration.
Travellers Rest, Hewish, BS24 6TR	Private	0	0	0	0	Site has no outstanding need.
Total Pitches		15	14	46	11	
None	-	-	-	-	-	
Total Plots		0	0	0	0	
TOTAL		15	14	46	16	

Figure 15 – Outcomes of Pitch Deliverability Assessment for North Somerset 2022-42 – Undetermined

Undetermined Households						
Site/Yard Name	Tenure	Current Need Identified	Could Current Need Be Met	Future Need Identified	Could Future Need Be Met	Notes
Greenfields Way, Weston Super Mare, BM23 3EZ	Public	1	0	0	0	Elim Housing does not believe there is any capacity on the site for expansion or intensification.
Moorland Park, Hewish, BS24 6SQ	Private	0	0	1	0	Future undetermined need arising from new household formation could not be met on this site.
Stonebridge Farm, Hewish, BS24 6SQ	Unauthorised	4	4	2	2	4 x Unauthorised need. Site could meet current need if permanent planning permission was granted, and any future need could be met if planning permission was granted for adjacent land for expansion.
Total Pitches		5	4	3	2	
None	-	-	-	-	-	
Total Plots		0	0	0	0	
TOTAL		5	4	3	2	

6. CONCLUSIONS

4.2 The Pitch Deliverability Assessment has sought to identify the likely proportion of current need identified in the North Somerset GTAA for the period 2022-42, that could be met on existing sites and yards.

4.3 The table below provides a summary of the pitch assessment.

Figure 16 – Summary of North Somerset Pitch Assessment Study

Planning Status	Current Need Identified	Future Need Identified	Total Need Identified	Current Need Met	Future Need Met	Total Need Met	Residual Need
Meet Planning Definition	18	26	44	12	14	26	18
Do not meet Planning Definition	15	46	61	14	11	25	36
Undetermined	5	3	8	4	2	6	2
TOTAL	38	75	113	30	27	57	56

Key Findings

Households that meet the planning definition

4.4 The Assessment has concluded that, in principle, current need could be met for the following in North Somerset for the period 2022-26 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:

- » 12 of the 18 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, all of the pitches are to meet need for Gypsies and Travellers, as there was no current need arising from Travelling Showmen.

4.5 The Pitch Deliverability Assessment has sought to identify the likely proportion of future need identified for households that met the planning definition of a Traveller in the North Somerset GTAA for the period 2026-42. This amounted to a need for 22 Gypsy and Traveller pitches as a result of need arising from teenagers requiring a pitch in the next 5 years, and new household formation. Further, there was a need for 4 Travelling Showmen plots as a result of need arising from teenagers requiring a pitch in the next 5 years,

4.6 The Assessment has concluded that, in principle, future need can be met for the following in North Somerset for the period 2026-42 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:

- » 14 of the 26 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, 12 of the 26 pitches/plots are to meet need for Gypsies and Travellers, whilst 2 of the 26 pitches/plots could be met for Travelling Showmen.

Households that do not meet the planning definition

- 4.7 The Assessment has also sought to identify the likely proportion of current and future need identified for households that did not meet the planning definition of a Traveller in the North Somerset GTAA for the periods 2022-42. This amounted to a current need for 15 pitches for Gypsy and Traveller households that did not meet the definition of a Traveller, and a future need for 46 pitches for Gypsy and Traveller households that did not meet the definition of a Traveller.
- 4.8 The Assessment has concluded that, in principle, current need could be met for the following in North Somerset for the period 2022-26 for households that did not meet the planning definition through the intensification or expansion of existing sites and yards:
- » 14 of the 15 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, all of the pitches are to meet need for Gypsies and Travellers.
- 4.9 The Assessment has concluded that, in principle, future need can be met for the following in North Somerset for the period 2026-42 for households that did not meet the planning definition through the intensification or expansion of existing sites and yards:
- » 11 of the 46 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, all of the pitches are to meet need for Gypsies and Travellers.

Undetermined households

- 4.10 The Assessment has concluded that, in principle, current need could be met for the following in North Somerset for the period 2022-26 for undetermined households through the intensification or expansion of existing sites and yards:
- » 4 of the 5 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, all of the pitches are to meet need for Gypsies and Travellers, as all Travelling Showmen were interviewed in the North Somerset GTAA.
- 4.11 The Assessment has concluded that, in principle, future need can be met for the following in North Somerset for the period 2026-42 for undetermined households through the intensification or expansion of existing sites and yards:
- » 2 of the 3 pitches and plots identified as being needed for Gypsies, Travellers and Travelling Showmen. When broken down, all of the pitches are to meet need for Gypsies and Travellers, as all Travelling Showmen were interviewed in the North Somerset GTAA.

Conclusions

- 4.12 It is recommended that the Council consider the outcomes of this Pitch Deliverability Assessment to contribute towards the requirements in Paragraph 10 of the PPTS in terms of the allocation of pitches to meet the 5-year and the identification of broad locations to meet the 6–15-year requirements. It is also recommended that the Council consider a criteria-based Local Plan Policy to address any need from undetermined households; from windfall sites; and from bricks and mortar.
- 4.13 The NPPF also now sets out that Councils should seek to address need for Travellers that do not meet the PPTS planning definition, and that this should be through other housing policies.
- 4.14 It is also recommended that the Council consider specific allocations for pitches on the sites that have been assessed in order to make a clear link between the need that has been identified and the sites that are in a position to potentially meet the need.

Households not taken forward for site appraisal

- 4.15 4 sites were not taken forward at the first stage of the methodology. The table below provides a summary of sites that were not taken forward and their reasons for why they were not taken forward.

Figure 17 – Summary of North Somerset sites/yards not taken forward for Pitch Assessment Study

Site/Yard Name	Tenure	Current Need Identified	Future Need Identified	Residual Need	Reasons for not Taken Forward
Box Bush Lane, Hewish, BS24 6UA	Public	0	0	0	This is a public site with no outstanding need in a fairly inaccessible location accessed only via very narrow country lanes. As such it wasn't deemed necessary to take it forward for further consideration for intensification or expansion.
The Old Yard, Bristol Road, Failand, BS48 1UN (The Depot)	Public	0	0	0	This is a public site with no outstanding need located in the Green Belt. As such it wasn't deemed necessary to take it forward for further consideration for intensification or expansion.
Willowmead, Weston Super Mare, BS24 7LA	Public	3	1	4	After an analysis of Flood Zones, this site was determined to have a 1-meter depth of flooding risk even if defended. As a result, site was not taken forward.

Moorland Park, Hewish, BS24 6SQ (Pitch 3)	Public	0	0	0	This is an individual pitch managed by the Council on the private site due to needs arising from the residents. As such this was not suitable to take forward.
Total Pitches		3	1	4	
None	-	-	-	-	-
Total Plots		3	1	4	
TOTAL		3	1	4	

7. APPENDICES

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Appendix B: Glossary of Terms / Acronyms Used

Glossary

Amenity block meaning a building where basic plumbing amenities are provided. This could include a bath, a shower, a WC and a sink.

Bricks and mortar is used to describe mainstream housing.

Caravan is used to describe mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.

Concealed household is used to describe households living within other households, who are unable to set up separate family units.

Doubling-Up refers to there being more than the permitted number of caravans on a pitch or plot.

Emergency Stopping Place is a temporary site with limited facilities to be occupied by Gypsies and Travellers while they travel.

Green Belt refers to a land use designation used to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging into one another; assist in safeguarding the countryside from encroachment; preserve the setting and special character of historic towns; and assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Household Formation is the process in which individuals form separate households. This is normally though adult children setting up their own household.

In-migration refers to movement of households into a region or community.

Local Plans are Local Authority spatial planning documents that can include specific policies and/or site allocations for Gypsies, Travellers and Travelling Showpeople.

Out-migration refers to the Movement from one region or community in order to settle in another.

Pitch/plot is an area of land on a site or development generally home to one household. Can be varying sizes and have varying caravan numbers. Pitches refer to Gypsy and Traveller sites and Plots to Travelling Showpeople yards.

Private site is an authorised site owned privately. This can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.

Site refers to an area of land on which Gypsies, Travellers and Travelling Showpeople are accommodated in caravans, chalets, or vehicles. Can contain one or multiple pitches or plots.

Social/Public/Council Site is an authorised site owned by either the local authority or a Registered Housing Provider.

Temporary planning permission refers to a private site with planning permission for a fixed period of time.

Tolerated site/yard refers to long-term tolerated sites or yards where enforcement action is not expedient, and a certificate of lawful use would be granted if sought.

Acronyms and Initials

DLUHC Department for Levelling Up, Housing and Communities

GTAA Gypsy and Traveller Accommodation Assessment

LPA Local Planning Authority

NPPF National Planning Policy Framework

ORS Opinion Research Services

PDA Pitch Deliverability Assessment

PPG Planning Practice Guidance

PPTS Planning Policy for Traveller Sites refers to a site intended for short stays and containing a range of facilities. There is normally a limit on the length of time residents can stay.