Thurrock Council Gypsy and Traveller Accommodation Assessment (GTAA) and Pitch Deliverability Assessment (PDA)

Report of Findings

March 2026

Revision Note from Thurrock Council

Removal of Tally Ho Stables Site from the PDA

Following the completion of the GTAA and PDA Report in March 2026 by consultants ORS, Thurrock Council officers undertook a further review of flood risk designations as part of its technical evidence. This work confirmed that the Tally Ho Stables site lies within the Tilbury Flood Storage Area (FSA), a component of the functional floodplain that is intentionally kept available to store floodwater during extreme tidal events on the Thames.

In practical terms, the land is designed to flood as part of the Thames tidal defence system. In light of this confirmation, the Council explored whether any form of mitigation, design adjustment or alternative layout could allow the site to remain in the assessment. However, development such as this within a designated Flood Storage Area is not permissible.

National policy reinforces this position. Under the National Planning Policy Framework, Annex 3: Flood Risk Vulnerability Classification, Gypsy and Traveller pitches are categorised as Highly Vulnerable due to the presence of caravans or mobile homes intended for permanent residential use. Highly Vulnerable uses are not permitted in Flood Zone 3b, which includes Flood Storage Areas.

Given the site's confirmed location within the FSA, the national policy restrictions, and the absence of any viable mitigation, Thurrock Council has provided this revision note to confirm that has been discounted as a suitable site within the site selection process of the emerging Local Plan.

Whilst references and information pertaining to the Tally Ho Stables site has not been removed from the Report, the reader should discount any reference to it in relation to its assessment and the outcomes. Please be advised that in discounting this site, some of the statistics stated within the Report are not wholly accurate and subject to change.

Thurrock Council – July 2026

Opinion Research Services, The Strand, Swansea, SA1 1AF

Contributors:

Steve Jarman, Michael Bayliss, Elliot Muldoon, Hanna Lloyd, Rhys Evans, Scott Lawrence, Jonathan Lee and Nigel Moore

Fieldwork:

ORS GTAA Fieldwork Team

enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

© Copyright March 2026

NOTE:

The GTAA Report for Thurrock has been updated to include the outcomes of the Pitch Deliverability Assessment (PDA) that was undertaken immediately after the GTAA was completed in December 2025.

Changes that have been made to the report are the inclusion of a new Chapter 9 that summarises the outcomes of the PDA, and the inclusion of a new Appendix E which includes detailed outcomes from the PDA.

Additional background has also been added to Chapter 2 in relation to the Lisa Smith Court of Appeal Judgement, and the recent consultation on changes to the NPPF.

The below copyrights acknowledge the open-source data that is provided by the respective bodies and may be used throughout this document:

May contain Ordnance Survey data © Crown copyright and database right 2026
May contain Royal Mail data © Royal Mail copyright and database right 2026
May contain National Statistics data © Crown copyright and database right 2026
May contain public sector information licensed under the Open Government Licence v3.0

Please note that some of the tables include rounded figures. This may result in some column or row totals or % not adding up to 100% or to the anticipated row or column totals due to the use of rounded decimal figures.

Also note that the outcomes of the PDA are based on information that was provided by the Council that was correct at the time the assessment was completed.

Contents

Table of Figures 6

1. Executive Summary 7
Introduction and Methodology 7
Background 7
Key Findings 8
Pitch Needs – Gypsies and Travellers 8
Recommendations 12
Gypsy and Traveller Recommendations 12
Travelling Showpeople Recommendations 13
Transit Recommendations 14

2. Introduction 16
Definitions 16
Lisa Smith v The Secretary of State for Levelling Up, Housing & Communities and others [2022] 16
Planning Policy for Traveller Sites (PPTS) 2024 17
Definition of Travelling 18
Legislation and Guidance for Gypsies and Travellers 19
Planning Policy for Traveller Sites (PPTS) 2024 19
National Planning Policy Framework (2024) 20
Proposed Revision of the National Planning Policy Framework 21

3. Methodology 23
Background 23
Our approach to Fieldwork 23
Desk-Based Review 24
Stakeholder Engagement 24
..... 25
Community Engagement 25
Bricks and Mortar Households 26
Timing of the Fieldwork 26
Our Analysis 27
Applying the PPTS Planning Definition 27
Dealing with Undetermined Households 27
Calculating the Current and Future Need 28
Supply of Pitches 28
Current Need 28
Future Need 29
Pitch Turnover 29
Transit Provision 30
Approaches to Meeting Identified Need 31

4. Gypsy, Traveller & Travelling Showpeople Sites/Yards and Population 33
Introduction 33
Gypsies and Travellers 33
Travelling Showpeople 33
Public Residential Sites/Yards 33
Private Residential Sites/Yards 34
Transit Provision 34
Unauthorised Sites/Yards 34
MHCLG Traveller Caravan Count 34
Sites and Yards 35
..... 36

5. Stakeholder Engagement 37
Introduction 37
Views of Key Stakeholders and Council Officers 37
Accommodation Needs 37
Short-term Encampments and Transit Provision 38
Cross Border Issues 38
Future Priorities and Any Further Issues 38
Neighbouring Authorities 38

6. Survey of Travelling Communities 39
Interviews with Travellers 39

7. Current and Future Pitch Provision.....41
Introduction 41
New Household Formation Rates 41
Local Approach to New Household Formation Rates 42
Breakdown by 5 Year Bands 43
Household Planning Status 43
Interviews with Gypsies and Travellers in Bricks and Mortar 44
Migration/Roadside 44
Public Sites 44
Gypsy and Traveller Needs 45
Pitch Needs – Gypsies and Travellers that met the PPTS 2024 Planning Definition 45
Pitch Needs – Undetermined Gypsies and Travellers 46
Travelling Showpeople Needs 47
Plot Needs – Travelling Showpeople that met the PPTS 2024 Planning Definition 47
Plot Needs – Undetermined Travelling Showpeople 48
Transit Requirements 49
MHCLG Traveller Caravan Count 49
Stakeholder Interviews and Local Data 49

8. Conclusions 50
Gypsies and Travellers 51
Recommendations – Gypsies and Travellers 51

Travelling Showpeople 53
Recommendations - Travelling Showpeople 53
Recommendations – Transit Provision 54

9. PITCH DELIVERABILITY ASSESSMENT (PDA) 56
Background 56
PDA Methodology 56
Stage 1 – Initial Review of Sites and Yards 57
Stage 2 – Detailed Site and Yard Assessment 58
Stage 3 – Engagement with Travellers 58
Stage 4 – Capacity Findings and Site and Yard Deliverability Options 58
PDA Overall Outcomes 59
Key Findings 59
Detailed Findings – Sites Assessed 61

Appendices 65
Appendix A: Glossary of Terms / Acronyms Used 65
Glossary 65
Acronyms and Initials 66
Appendix B: Site and Yard List 67
Appendix C: Household Interview Questionnaire 68
Appendix D: Household Formation Rates 75
Appendix E: Pitch Deliverability Assessment (PDA) Proformas 86

Table of Figures

Figure 1: Need for Gypsy and Traveller households in Thurrock (2025-44) 9
Figure 2: Need for Gypsy and Traveller households by year periods 9
Figure 3: GTAA Comparison 2023 and 2025 for Gypsies and Travellers (Overall Current and Future Need) 11
Figure 4: Need for Travelling Showpeople households in Thurrock (2025-44) 11
Figure 5: Need for Travelling Showpeople households by year periods 12
Figure 6: Total amount of provision in Thurrock (2025) 35
Figure 7: Interviews completed in Thurrock 39
Figure 8: Planning status of households in Thurrock 43
Figure 9: Need for Gypsy and Traveller households in Thurrock that met the Planning Definition 45
Figure 10: Need for Gypsy and Traveller households in Thurrock that met the Planning Definition by year periods 45
Figure 11: Need for undetermined Gypsy and Traveller households in Thurrock 46
Figure 12: Need for undetermined Gypsy and Traveller households in Thurrock by year periods 46
Figure 13: Need for Travelling Showpeople households in Thurrock that met the Planning Definition 47
Figure 14: Need for Travelling Showpeople households in Thurrock that met the Planning Definition by year periods 47
Figure 15: Need for undetermined Travelling Showpeople households in Thurrock 48
Figure 16: Need for undetermined Travelling Showpeople households in Thurrock by year periods 48
Figure 17: Total Need for Gypsy and Traveller households 51
Figure 18: Total Need for Travelling Showpeople households 53
Figure 19 – High-Level PDA Outcomes for Thurrock – Full Plan Period Need to 2044/45 60
Figure 20 – High-Level PDA Outcomes for Thurrock – Current (5-Year) Need 60
Figure 21 – High-Level PDA Outcomes for Thurrock – Future Need 61
Figure 22 – High-Level PDA Outcomes for Thurrock – Current (5-Year) Need 62

1. Executive Summary

Summary of Key Findings and Conclusions

Introduction and Methodology

1.1 The primary purpose of this Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the Thurrock Council (the Council) area.

1.2 This GTAA provides a credible evidence base which can be used to support the preparation of Local Plan Policies and, where appropriate, the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the period 2025/26 to 2044/45. This covers the Council's Local Plan period, and the 15-year requirements set out in Planning Policy for Traveller Sites (PPTS). The outcomes of this study supersede the outcomes of the previous GTAA for the Council.

1.3 The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the Council area through a combination of desk-based research, stakeholder interviews, and engagement with members of the Travelling Community. This includes those living on all known sites, yards, and encampments, as well as seeking to engage with households living in bricks and mortar accommodation.

1.4 A total of 111 interviews or proxy interviews were completed with Gypsies and Travellers living on sites in Thurrock. A total of 5 interviews were completed with Travelling Showpeople living on yards in Thurrock.

1.5 In addition, a total of 2 interviews were completed with households living in bricks and mortar.

1.6 A total of 16 stakeholder interviews were also completed or reviewed from the 2023 GTAA.

1.7 The baseline date for the study is July 2025.

1.8 The Report also includes the outcomes of a Pitch Deliverability Assessment (PDA) that was completed following the assessment of need to determine whether any established sites or yards had capacity to meet some or all of the need that was identified in the GTAA.

Background

1.9 Paragraph 4 in the PPTS sets out that *local planning authorities should make their own assessment of need for the purposes of planning.*

1.10 Paragraph 9 in the PPTS sets out that *local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area.*

1.11 Paragraph 10 in the PPTS sets out that Local Planning Authorities should, in producing their Local Plan: *(a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; (b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.*

1.12 The PPTS in Annex 1 states that *For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard")*.

1.13 Paragraph 63 in the NPPF states that [emphasis added] "*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families;* ***travellers***[27]*; people who rent their homes and people wishing to commission or build their own homes*."

1.14 Footnote 27 to that paragraph states that "*Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document*."

1.15 Both the NPPF and PPTS refer to the provision of Travellers' *sites/yards* to meet needs, and the PPTS refers to setting *pitch/plot* targets. For ease, and consistency, this GTAA sets out the accommodation needs as needs for pitches/plots. In most cases, the need should be met through provision of a pitch/plot. However, in some circumstances the accommodation needs may be more appropriately met through provision of other *alternative* suitable accommodation (for example through additional touring caravans on sites and yards). So, in this GTAA any reference to *pitch/plot* means *pitch/plot or pitch/plot equivalent*.

1.16 This GTAA provides evidence of accommodation needs in line with both the PPTS and NPPF requirements. This evidence will help to inform the Council's policies in their emerging Local Plan including the setting of local pitch/plot targets and the allocation of sites/yards to meet identified accommodation needs.

1.17 ORS recommend that Gypsies and Travellers and Travelling Showpeople Local Plan Policies should give consideration to addressing need from households that meet the 2024 PPTS planning definition through the allocation of new pitches or plots – or equivalents; through the intensification or expansion of the existing sites and yards where need has been identified; and through consideration of granting planning permission for any temporary and unauthorised sites or yards where this is felt to be appropriate in relation to relevant Development Management Policies.

1.18 The Council should also put in place a Criteria-Based Local Plan Policy (as suggested in Paragraph 11 in the PPTS) to manage the need from Undetermined Households, as well as to deal with any potential windfall applications, potential need from in-migration, or any need arising from bricks and mortar.

1.19 The findings of this report should be considered as part of future housing mix and type within the context of the assessment of overall housing need in relation to Gypsies, Travellers and Travelling Showpeople. Whilst the findings in this report are aggregated totals for the whole of Thurrock, the Council have been provided with more detailed breakdowns to support the preparation of any future Local Plan Policies.

Key Findings

Pitch Needs – Gypsies and Travellers

1.20 In Thurrock in July 2025, the Council identified 134 Gypsy and Traveller pitches:

- 3 public sites (64 pitches);
- 9 private sites with permanent planning permission (24 pitches);
- 1 private site with temporary planning permission (1 pitch);

- 4 sites that are tolerated for planning purposes (10 pitches);
- 7 unauthorised sites (35 pitches).

1.21 The fieldwork identified a total of 154 Gypsy and Traveller households living on the 134 pitches and 2 households living in bricks and mortar in Thurrock. Our research concluded that 142 Gypsy or Traveller households met the 2024 PPTS planning definition and there were 14 households where it was not possible to confirm their status. These 14 households are likely to meet the 2024 PPTS planning definition and are referred to as Undetermined Households for the purposes of this GTAA.

1.22 Our research identified a need for 177 pitches emerging from the 142 households that met the 2024 PPTS planning definition. This is made up of 20 unauthorised pitches; 1 temporary pitch; 29 pitches for concealed or doubled-up households or single adults; 65 pitches for teenagers who will need a pitch of their own in the next 5 years; and 65 pitches from new household formation, using a formation rate of 1.70% derived from the household demographics. This need is offset by supply from 3 vacant pitches on public sites[1].

1.23 There is also a need for 29 pitches from the 14 Undetermined Households. This is made up of 10 unauthorised pitches; a modelled need for 4 pitches from concealed or doubled-up households or single adults; a modelled need for 8 pitches for a 5-year need from teenage children; and 7 pitches from new household formation, using the ORS national formation rate of 1.50%.

1.24 The overall pitch needs for Gypsies and Travellers for the period 2025–2044 are summarised in Figure 1:

Figure 1: Need for Gypsy and Traveller households in Thurrock (2025-44)

Status	2025-2044
Need from households who meet the Planning Definition	177
Undetermined	29
TOTAL	**206**

1.25 The need from households that meet the planning definition and for Undetermined Households can be distributed across year periods as shown in Figure 2:

Figure 2: Need for Gypsy and Traveller households by year periods

Year Period	Dates	PPTS Need	Undetermined Need
1 – 5	2025 – 29	112	22
6 – 10	2030 – 34	20	2
11 – 15	2035 – 39	22	2
16 – 20	2040 – 44	23	3
0 – 20	**2025 – 44**	**177**	**29**

Comparison with 2023 GTAA – Gypsies and Travellers

1.26 The previous GTAA for Thurrock was completed in 2023 and identified an overall need for Gypsies and Travellers for 75 pitches for the 18 year period from 2023 to 2040.

[1] These pitches are not currently available due to this site being relocated as a result of the new Thames Crossing. The replacement site is being provided on a like-for-like basis and the 3 will become available when the new site is completed.

1.27 This new GTAA has identified an overall need for Gypsies and Travellers for 206 pitches for the 20 year period from 2025 to 2044.

1.28 This represents an increase in need of 131 pitches.

1.29 The main drivers of current need are 3 private sites and the 3 public sites:

- **Tally Ho Stables:** This is a new unauthorised site with 10 pitches and was not included in the 2023 GTAA. Including the 10 unauthorised pitches this site generates a current need for 35 pitches to 2029.
- **The Laurels:** This site benefits from planning permission and was included in the previous GTAA but has experienced a significant increase in the number of adult household living on the site. This site generates a current need for 18 pitches to 2029.
- **Manor View:** This site was included in the previous GTAA but has experiences a significant increase in the number of households living on the site resulting in 6 unauthorised pitches. The authorised pitches on this site generates a current need for 6 pitches, and the unauthorised pitches generate a current need for 9 pitches – so this site generates a current need for 15 pitches to 2029.
- **Public Sites:** In addition there are significant levels of current need identified on the 3 public sites as a result of overcrowding and 5-year need from teenage children. The 3 public sites generate a current need for 26 pitches to 2029.

1.30 Overall the 3 private sites and 3 public sites contribute a current need for 94 pitches to the overall increase of 131 pitches since the 2023 GTAA was completed.

1.31 There are also some other factors that have contributed towards the increase in need:

- The overall time period for the GTAA has increased by 2 years resulting in a small increase in future need from new household formation.
- Current need is now modelled for Undetermined Households (concealed and doubled-up households or single adults, and teenagers). This has resulted in an increased need for 10 pitches.
- There is a larger site baseline in 2025 – 134 pitches compared with 122 in 2023.
- A larger number of interviews were completed (113 compared to 84). This has provided more robust evidence on hidden need from concealed or doubled-up households or single adults, and from teenagers.
- The cumulative impact of all of these changes results in additional future need from new household formation.

1.32 Figure 3 below summarises to key difference between the 2023 GTAA and the 2025 GTAA.

Figure 3: GTAA Comparison 2023 and 2025 for Gypsies and Travellers (Overall Current and Future Need)

Component	2023	2025	Difference
Sites	20	24	4
All Pitches	122	134	12
Temporary Pitches	1	1	0
Unauthorised Pitches	20	35	15
Tolerated Pitches	14	10	-4
Current Need (Concealed/Doubled-Up)	8	33	25
5-Year Need (Teenagers)	21	73	52
Future Need (New Household Formation)	36	72	36
Total Need	**75**	**206**	**131**

Plot Needs – Travelling Showpeople

1.33 In 2025, the Council identified 2 Travelling Showpeople yards (7 plots) in Thurrock[2].

1.34 Our research concluded that 7 Travelling Showpeople households met the 2024 PPTS planning definition and there were 2 households where it was not possible to confirm their status. These 2 households are likely to meet the 2024 PPTS planning definition and are referred to as Undetermined Households for the purposes of this GTAA.

1.35 Our research identified a need for 10 plots emerging from the 7 households that met the 2024 PPTS planning definition. This is made up of 2 pitches for concealed or doubled-up households or single adults; 2 pitches for teenagers; and 6 plots from new household formation, derived from the household demographics.

1.36 There is also a need for 3 plots emerging from the 2 Undetermined Households. This is made up of a modelled need for 1 plot for concealed or doubled-up households or single adults; a modelled need for 1 plot for a 5-year need from teenage children; and 1 plot from new household formation, using the ORS national formation rate of 1.50%.

1.37 The overall plot needs for Travelling Showpeople for the period 2025 - 2044 are summarised in Figure 4.

Figure 4: Need for Travelling Showpeople households in Thurrock (2025-44)

Status	2025-2044
Need from households who meet the Planning Definition	10
Undetermined	3
TOTAL	**13**

1.38 The need from households that meet the planning definition and for Undetermined Households can be distributed across year periods as shown in Figure 5.

[2] This excludes yards located at Buckles Lane as these will be the subject of a separate GTAA study that will be published at a later date.

Figure 5: Need for Travelling Showpeople households by year periods

Year Period	Dates	PPTS Need	Undetermined Need
1 – 5	2025 – 29	4	2
6 – 10	2030 – 34	2	0
11 – 15	2035 – 39	2	1
16 – 20	2040 – 44	2	0
0 – 20	**2025 – 44**	**10**	**3**

Recommendations

Gypsy and Traveller Recommendations

1.39 Recommendations for addressing need from Gypsies and Travellers are set out below:

1. **Pitch Content:** In general terms, need identified in a GTAA is seen as need for pitches. As set out in Chapter 4 of this report, the now withdrawn Government Guidance on *Designing Gypsy and Traveller Sites* recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for two vehicles, and a small garden area. This guidance relates primarily to the provision of pitches on public sites but can also be more broadly applied to the provision of pitches on private sites.

2. **Pitch Size:** Whilst there is no standard size for a Gypsy and Traveller pitch, there are some examples of guidance[3] at a local authority level that recommend average pitch sizes of between 320m^2 and 500m^2 but also suggest that a variety of pitch sizes – including small, medium and large pitches - can enable different sized families to be accommodated on sites (equivalent to two, three and four-bedroom houses) and can contribute to affordability.

3. **Public Sites:** For need arising from public sites the Council will need to consider the expansion or intensification of these sites, or for new sites(s), as it is unlikely that this need could be addressed through the provision of pitches on new private sites. Whilst one of the public sites in Thurrock is due to be relocated as a result of the new Thames Crossing, it is understood that this will not provide any additional capacity.

4. **Private Sites:** For need arising from private sites the Council will need to consider the expansion or intensification of these sites, or to address need through new site/pitch allocations. Where they have been identified the Council should also consider the regularisation of sites with temporary planning permission and of unauthorised sites.

5. **Alternative Approaches (1):** The Council should also consider alternative approaches to dealing with need from single adults and from teenagers as it is unlikely that they will need a full pitch of their own in the short to medium term. This need could be addressed through permitting additional touring caravans on existing sites/pitches which are, generally, each equivalent to the provision of a pitch, as opposed to more formally set out pitches. These approaches have been explored through the completion of a Pitch Deliverability Assessment (see Recommendation 11 below).

[3] Leeds City Council: *Gypsy and Traveller Site Design Guide* (2020) and East Devon District Council: *Gypsy and Traveller Site Design and Layout Guidance* (2017).

6. **Alternative Approaches (2):** The second approach to consider is for private sites occupied by larger extended family groups. Again, sites like this may be able to meet the overall accommodation needs through a combination of shared static caravans, tourers and dayrooms on existing sites – as opposed to more formally set out sites with separate pitches. It is common for conditions in Decision Notices for Travellers sites to simply place limits on the numbers and types of caravans as opposed to placing limits on the number of pitches. These approaches have also been explored through the completion of a Pitch Deliverability Assessment (see Recommendation 11 below).

7. **Undetermined Need:** The Council will also need to carefully consider how to address any potential need from Undetermined Households; from households seeking to move to Thurrock (in-migration); or from households currently living in bricks and mortar who may wish to move to a site. In terms of Local Plan Policies, the Council should continue to use or put in place Criteria-Based Local Plan Policies as suggested in the PPTS.

8. **Future Need:** Future need from new household formation could be met through natural turnover of pitches over time, or through enforcing against any pitches not found to be occupied by Gypsies or Travellers.

9. **Monitoring:** The Council should continue to monitor any changes to the site baseline through new applications and update annually a supply of specific deliverable sites to provide 5 years' worth of sites against locally set targets as required by the PPTS.

10. **Supporting Data:** Whilst the findings in this report are aggregated totals for the whole of Thurrock due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

11. **Pitch Deliverability Assessment:** The Council have completed a Pitch Deliverability Assessment (PDA) to explore in more detail the capacity of existing sites to accommodate additional pitches and/or caravans to meet identified need. The PDA has taken into account the findings of this assessment to inform emerging Local Plan policies.

Travelling Showpeople Recommendations

1.40 Recommendations for addressing need from Travelling Showpeople are set out below:

1. **Plot Size:** Whilst there is no standard size for a Travelling Showpeople plot, The Showmen's Guild[4] advocates an average plot size of 2,000m^2. However, this should be viewed with some caution given the age of the guidance. In more recent years many Showpeople have sought to diversify their working practices and often do not now need as much space for the storage or maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.

2. **Private Yards:** For need arising from private yards the Council will need to consider the expansion or intensification of these yards, or to address need through new yard/plot allocations. Where they are identified, the Council should also consider the regularisation of yards with temporary planning permission and of unauthorised yards.

[4] The Showmen's Guild: *Travelling Showpeople's Sites – A Planning Focus* (2007).

3. **Undetermined Need:** The Council will also need to carefully consider how to address any potential need from Undetermined Households; from households seeking to move to Thurrock (in-migration); or from households currently living in bricks and mortar who may wish to move to a yard. In terms of the Local Plan Policies, the Council should continue to use or put in place Criteria-Based Local Plan Policies as suggested in the PPTS.

4. **Alternative Approaches:** The Council should also consider alternative approaches to dealing with need from single adults and teenagers as it is unlikely that they will need a full plot of their own in the short to medium term. This need could be addressed through permitting additional touring caravans on yards/plots. These approaches have been explored through the completion of a Pitch Deliverability Assessment (see Recommendation 7 below).

5. **Future Need:** Future need from new household formation could be met through natural turnover of plots over time, or through enforcing against plots not found to be occupied by Travelling Showpeople.

6. **Supporting Data:** Whilst the findings in this report are aggregated totals for the whole of Thurrock due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

7. **Pitch Deliverability Assessment:** The Council have completed a Pitch Deliverability Assessment (PDA) to explore in more detail the capacity of existing yards to accommodate additional plots and/or caravans to meet identified need. The PDA has taken into account the findings of this assessment to inform emerging Local Plan policies.

Transit Recommendations

1.41 Recommendations for addressing transit need are set out below:

1. **Overall Transit Provision:** Due to historic low numbers of encampments, it is not recommended that there is a need for a formal public transit site in Thurrock in the short-term. However, the situation relating to levels of encampments should continue to be monitored to determine if there are any increases in the number of encampments, and the nature of these encampments.

2. **Monitoring:** As well as information on the size and duration of the encampments, this monitoring should also seek to gather information from residents on the reasons for their stay in the local area; whether they have a permanent base or where they have travelled from; and whether they have any need or preference to settle permanently in the local area. This information could be collected as part of a Welfare Assessment (or similar).

3. **Review:** It is recommended that a review of the evidence base relating to encampments, including the monitoring referred to above, should be undertaken on an Essex-wide basis. This will establish whether there is a need for investment in any new transit provision or emergency stopping places, or whether a managed approach is preferable. The Essex Planning Officers Association (EPOA) have commissioned ORS to complete a detailed study of transit needs across Essex, Southend-on-Sea, and Thurrock[5]. This is due to be completed in 2026.

[5] See Chapter 3 for further details.

4. **Short-Term Approach:** In the short-term the Council should continue to use its current approaches when dealing with encampments, and management-based approaches such as negotiated stopping agreements could also be considered.

5. **Management-Based Approaches:** The term 'negotiated stopping' is used to describe agreed short-term provision for Gypsy and Traveller caravans. It does not describe permanent 'built' transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets. Agreements are made between the Council and the (temporary) residents regarding expectations on both sides. See www.negotiatedstopping.co.uk for further information.

6. **Temporary Stopping Places:** Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold-water supply; portable toilets; sewerage disposal point and refuse disposal facilities. It is understood that regular large-scale events are unlikely to occur in Thurrock, however the Council should still be aware of temporary arrangements that could be put in place if required.

2. Introduction

2.1 The primary purpose of this Gypsy and Traveller Accommodation Assessment (GTAA), is to provide a robust assessment of current and future need for Gypsies, Travellers, and Travelling Showpeople accommodation in the Thurrock Council area.

2.2 The outcomes of the study will supersede the outcomes of the previous Gypsy, Traveller, and Travelling Showpeople Accommodation Needs Assessment (GTAA) completed for the Council in 2023.

2.3 The study provides an evidence base to enable the Council to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, Planning Policy for Traveller Sites (PPTS) 2024, the Housing and Planning Act (2016), the National Planning Policy Framework (NPPF) 2024, and the Planning Practice Guidance (PPG).

2.4 The GTAA provides a robust assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in the study area. It can be used to aid the implementation of the Council's Local Plan Policies and the provision of Traveller pitches and plots covering the period 2025/26 to 2044/45 to meet the 15-year requirements of the PPTS and the Council's Local Plan period.

2.5 In addition to identifying current and future permanent accommodation needs, it seeks to identify any need for transit provision.

2.6 The study also included a Pitch Deliverability Assessment (PDA) that was completed to determine whether any established sites or yards had capacity to meet some or all of the need that was identified in the GTAA.

2.7 The study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople, but for ease of reference we have referred to the study as a Gypsy and Traveller (and Travelling Showpeople) Accommodation Assessment (GTAA).

2.8 The baseline date for the study is July 2025.

Definitions

Lisa Smith v The Secretary of State for Levelling Up, Housing & Communities and others [2022]

2.9 In October 2022 the Court of Appeal handed down judgment in *Lisa Smith v The Secretary of State for Levelling Up, Housing & Communities [2022] EWCA Civ 1391*. The case was a challenge to a specific appeal decision and concerned whether the planning definition of Gypsies and Travellers contained in Annex 1 of the PPTS (2015) is discriminatory against Travellers who are settled and who no longer travel for work due to old age or disability. The Court of Appeal allowed the appeal and quashed the Inspectors decision from 2018 and referred the case back to The Secretary of State for redetermination.

2.10 Whilst certain parts of the PPTS planning definition of a Traveller were found to be discriminatory, as the PPTS 2015 itself was not the subject of the case it was not quashed or declared unlawful at this time.

2.11 As a result of the Lisa Smith Judgement, changes to the PPTS in 2023, and following consultation on the NPPF in 2024, the Government made changes to the PPTS in December 2024 to effectively bring all Gypsies and Travellers under the current planning definition.

2.12 In late 2025 a note was circulated to all Local Planning Authorities in England on behalf of Friends, Families and Travellers - a leading national charity that supports the Travelling Community. The note was prepared by Marc Willers KC from Garden Court Chambers and sought to provide an independent legal opinion on the interpretation and application of the planning definition of a Traveller contained in Annex 1 of the PPTS (2024).

2.13 ORS have reviewed the legal opinions of Marc Willers KC and agree with his conclusions in that the current PPTS planning definition of a Traveller now includes a requirement to assess the accommodation needs of all ethnic Gypsies and Travellers, also including New Travellers, but would appear to exclude economic travellers (i.e. Van Dwellers etc.). This is the same conclusion that ORS reached in their review of the 2024 PPTS planning definition when it was issued in December 2024 and this is reflected in our current approach to the analysis and reporting of our GTAA studies, including in North Northamptonshire.

- Following the changes to the PPTS in 2024 the planning definition of a Traveller now includes all other persons with a cultural tradition of nomadism or of living in a caravan.
- As a result of this it can be concluded that all ethnic Gypsies and Travellers now meet the PPTS 2024 planning definition of a Traveller.
- There were no changes to the planning definition of a Travelling Showperson made in 2024 but is assumed that all Travelling Showpeople will meet the Annex 1 planning definition.

Planning Policy for Traveller Sites (PPTS) 2024

2.14 For the purposes of the planning system, the current planning definition of a Traveller is set out in PPTS (2024). The planning definition set out in Annex 1 states that:

> *1. For the purposes of this planning policy "gypsies and travellers" means:*
>
> *Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*
>
> *2. For the purposes of this planning policy, "travelling showpeople" means:*
>
> *Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.*
>
> *3. For the purposes of this planning policy, "travellers" means "gypsies and travellers" and "travelling showpeople" as defined above.*

> *4. For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may / will need to incorporate space or to be split to allow for the storage of equipment.*
>
> **Planning Policy for Traveller Sites, Ministry of Housing, Communities and Local Government (MHCLG) December 2024**

Definition of Travelling

2.15 One of the most important questions that GTAA's need to address in terms of applying the planning definition is what constitutes a nomadic way or life or nomadism. This has been determined through case law.

2.16 **R v South Hams District Council (1994)** – defined Gypsies as "*persons who wander or travel for the purpose of making or seeking their livelihood (not persons who travel from place to place without any connection between their movements and their means of livelihood.)*" This includes 'born' Gypsies and Travellers as well as 'elective' Travellers such as New Age Travellers.

2.17 In **Maidstone BC v Secretary of State for the Environment and Dunn (2006)**, it was held that a Romany Gypsy who bred horses and travelled to horse fairs at Appleby, Stow-in-the-Wold and the New Forest, where he bought and sold horses, and who remained away from his permanent site for up to two months of the year, at least partly in connection with this traditional Gypsy activity, was entitled to be accorded Gypsy status.

2.18 In **Greenwich LBC v Powell (1989)**, Lord Bridge of Harwich stated that a person could be a statutory Gypsy if they led a nomadic way of life *only seasonally*.

2.19 The definition was widened further by the decision in **R v Shropshire CC ex p Bungay (1990)**. The case concerned a Gypsy family that had not travelled for some 15 years in order to care for elderly and infirm parents. An aggrieved resident living in the area of the family's recently approved Gypsy site sought Judicial Review of the Local Authority's decision to accept that the family had retained their Gypsy status even though they had not travelled for some considerable time. Dismissing the claim, the judge held that a person could remain a Gypsy even if he or she did not travel, provided that their nomadism was held in abeyance and not abandoned.

2.20 **Wrexham County Borough Council v National Assembly of Wales and Others (2003)** determined that households and individuals could continue to lead a nomadic way of life with a permanent base which they set out from and return to.

2.21 Following the changes to the PPTS in 2024 the planning definition now includes *all other persons with a cultural tradition of nomadism or of living in a caravan*.

2.22 As a result of this it can be concluded that all Gypsies and Travellers now meet the PPTS 2024 planning definition of a Traveller.

2.23 There were no changes to the planning definition of a Travelling Showperson made in 2024 but is assumed that all Travelling Showpeople will meet the Annex 1 planning definition.

Legislation and Guidance for Gypsies and Travellers

2.24 Policy concerning Gypsies, Travellers and Travelling Showpeople sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. For example, the following key pieces of legislation and guidance are relevant when developing policies relating to Gypsies, Travellers and Travelling Showpeople:

- The Housing Act, 1985
- The Equality Act, 2010
- The Housing and Planning Act, 2016
- Planning Practice Guidance[6] (PPG)
- Planning Policy for Traveller Sites (PPTS), 2024
- National Planning Policy Framework (NPPF), 2024[7]

2.25 In addition, Case Law, Ministerial Statements, the outcomes of Local Plan Examinations and Planning Appeals, and Judicial Reviews also need to be taken into consideration. Relevant examples have been included in this report where appropriate.

2.26 The primary guidance for undertaking the assessment of housing need for Gypsies, Travellers and Travelling Showpeople is set out in the PPTS (2024). It should be read in conjunction with the National Planning Policy Framework (NPPF) 2024.

Planning Policy for Traveller Sites (PPTS) 2024

2.27 The PPTS (2024, Paragraph 4), sets out the overall aims of the policy in respect of Traveller sites:

a) That local planning authorities should make their own assessment of need for the purposes of planning.

b) To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.

c) To encourage local planning authorities to plan for sites over a reasonable timescale.

d) That plan-making and decision-taking should protect Green Belt from inappropriate development[8].

e) To promote more private traveller site provision while recognising that there will always be travellers who cannot provide their own sites.

f) That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

g) For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies.

[6] With particular reference to the sections on Housing needs of different groups (May 2021).
[7] Consultation on the revised National Planning Policy Framework (NPPF) is open until March 10, 2026, inviting feedback on significant proposed reforms to the planning system in England.
[8] Paragraph 16 in the PPTS goes on to state *'…unless the exceptions set out in Chapter 13 of the National Planning Policy Framework apply*.'

h) To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.

i) To reduce tensions between settled and traveller communities in plan-making and planning decisions.

j) To enable provision of suitable accommodation from which travellers can access education, health, welfare, and employment infrastructure.

k) For local planning authorities to have due regard to the protection of local amenity and local environment.

2.28 PPTS states in Paragraph 9 that:

> *Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.*

2.29 PPTS goes on to state in Paragraph 10 that Local Planning Authorities should in producing their Local Plan:

a) Identify and annually update a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.

b) Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

c) Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on strategic planning issues that cross administrative boundaries).

d) Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density.

e) Protect local amenity and environment.

2.30 Local Authorities have a duty to ensure a 5-year land supply to meet any need that is identified Traveller sites. However, PPTS also sets out in Paragraph 11 that:

> *Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers whilst respecting the interests of the settled community.*

National Planning Policy Framework (2024)

2.31 The most recent version of the NPPF was issued in December 2024.

2.32 Paragraph 62 of the NPPF sets out that in determining the minimum number of homes needed, "*strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance*."

2.33 Paragraph 63 then states that [emphasis added] "*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families;* ***travellers****; people who rent their homes and people wishing to commission or build their own homes."*

2.34 Footnote 27 to this section states that "*Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document*."

Proposed Revision of the National Planning Policy Framework

2.35 In December 2025 the Government issued a consultation on '*Proposed reforms to the National Planning Policy Framework and other changes to the planning system'*. These proposed changes would only relate to England.

2.36 Following a commitment to complete a review of the PPTS '*to support a clearer and more consistent planning system'* the Government are proposing to incorporate existing PPTS policies relating to Travellers into the revised NPPF. The rationale for this is:

- To reduce unnecessary duplication and support equitable outcomes within the planning system; and
- To provide greater clarity on how Traveller sites should be planned for and delivered.

2.37 At this stage the NPPF Consultation Draft clearly sets out that '*While some wording [in the PPTS] has been changed or removed, the government's aims in respect to Traveller sites remain unchanged*'.

2.38 The '*Questions on Proposed reforms to the National Planning Policy Framework and other changes to the planning system'* only contain three specific questions with regard to Traveller sites.

- Whether proposed housing density requirements around stations could have adverse impacts on Gypsies and Travellers.
- Whether proposed minimum housing density requirements could have adverse impacts on Gypsies and Travellers.
- Whether proposed appropriate development types in the Green Belt could have adverse impacts on Gypsies and Travellers.

2.39 Proposed Policy HO1, in relation to Gypsies and Travellers, still includes at 1(b) a requirement that '*Local Plans should be based upon an assessment of the permanent and transit site accommodation needs of travellers in the area'*, and at 2(c) that Local Plans '*should also take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups'* – including '*Travellers'*.

2.40 Proposed Policy HO2 sets out at (1) that *Spatial development strategies should establish a housing requirement and set pitch and plot requirements where a need has been identified, for each local planning authority within the strategy area'*. HO2 also sets out in (2) that '*Pitch and plot requirements should reflect the extent to which*

identified permanent and transit site accommodation needs of travellers in the area can be accommodated over the plan period as fully as possible'. This final section (2) is not currently in the PPTS.

2.41 Proposed Policy HO3 sets out in (1), in relation to supply issues, that '*Local plans should identify a sufficient supply and mix of sites to meet or exceed the housing requirement figure and pitch and plot requirements for their areas over the plan period'*. It goes on in 1 (b) to set out that in relation to Traveller sites: '*(i) a supply of specific deliverable sites for five years following the intended date of adoption of the plan; and (ii) a supply of specific, developable sites or broad locations for growth for the subsequent years 6 to 10 and, where possible, for years 11-15 of the remaining plan period'*.

2.42 There are also a number of other issues relating to Gypsy and Traveller provision included in the proposed changes to the NPPF but these appear to be the same as what is currently in the PPTS.

2.43 Therefore the only potentially fundamental change to the proposed NPPF identified by ORS at this stage in relation to Gypsies and Travellers is the inclusion of the following in proposed Policy HO1 [emphasis added] – '*Pitch and plot requirements should reflect the extent to which identified permanent and transit site accommodation needs of travellers in the area* ***can be accommodated over the plan period as fully as possible*****.**

2.44 This suggests that in circumstances where Local Authorities are still unable to identify sufficient supply under proposed Policy HO3 (i) and (ii), despite exhausting all efforts to do so, that this will not count against them through Examination of their Plan.

2.45 This also suggest that the completion of a more detailed Pitch Deliverability Assessment (PDA) will assist Local Authorities when seeking to address identified need.

2.46 In conclusion, as things currently stand it is the view of ORS that any potential changes that may arise should the NPPF be updated will not impact on the validity of a GTAA based on proposed Policy HO1; and that given that changes have not yet been made to the NPPF limited to no weight should be attached to the Consultation Draft until any changes are made and an updated NPPF is published.

3. Methodology

Background

3.1 Opinion Research Services (ORS) have been undertaking Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessments (GTAAs) for over ten years. Our approach has been regularly refined in light of changes to PPTS in 2015, 2023 and 2024, the Housing and Planning Act (2016), the NPPF (2024), and the PPG, as well as the outcomes of Local Plan Examinations and Planning Appeals.

3.2 PPTS contains a number of requirements for local authorities which must be addressed in a GTAA. Paragraph 7 in the PPTS sets out that local authorities should (a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups; (b) cooperate with travellers, their representative bodies and local support groups; other local authorities and relevant interest groups to prepare and maintain an up- to-date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan, working collaboratively with neighbouring local planning authorities; and (c) use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.

3.3 ORS would note that the ORS GTAA methodology has been repeatedly found to be sound and robust, including through Local Plan Examinations in multiple areas across England[9].

Our approach to Fieldwork

3.4 The stages below provide a summary of the methodology that was used to complete this study.

[9] ORS have attended Gypsy and Traveller Local Plan Examination Sessions in areas including Bedford, Brentwood, Bristol, Cambridge, Castle Point, Central Bedfordshire, Charnwood, Cheltenham, Colchester, Cotswold, Daventry, Ealing, East Hertfordshire, Elmbridge, Gloucester, Hounslow, Kings Lynn, Leicester, Maldon, Milton Keynes, Newark and Sherwood, Newham, Runnymede, Rutland, South Cambridgeshire, South Northamptonshire, South Staffordshire, Spelthorne, St Albans, Tewkesbury, and Waverley.

Desk-Based Review

3.5 The secondary data that was reviewed and collated included:

- Census data.
- Traveller Caravan Count data.
- Planning history for existing sites and yards.
- Records of unauthorised sites/encampments.
- Information on active planning applications and appeals.
- Information on active enforcement actions.
- Existing Needs Assessments and other relevant local studies.
- National and local policy, guidance, and best practice.

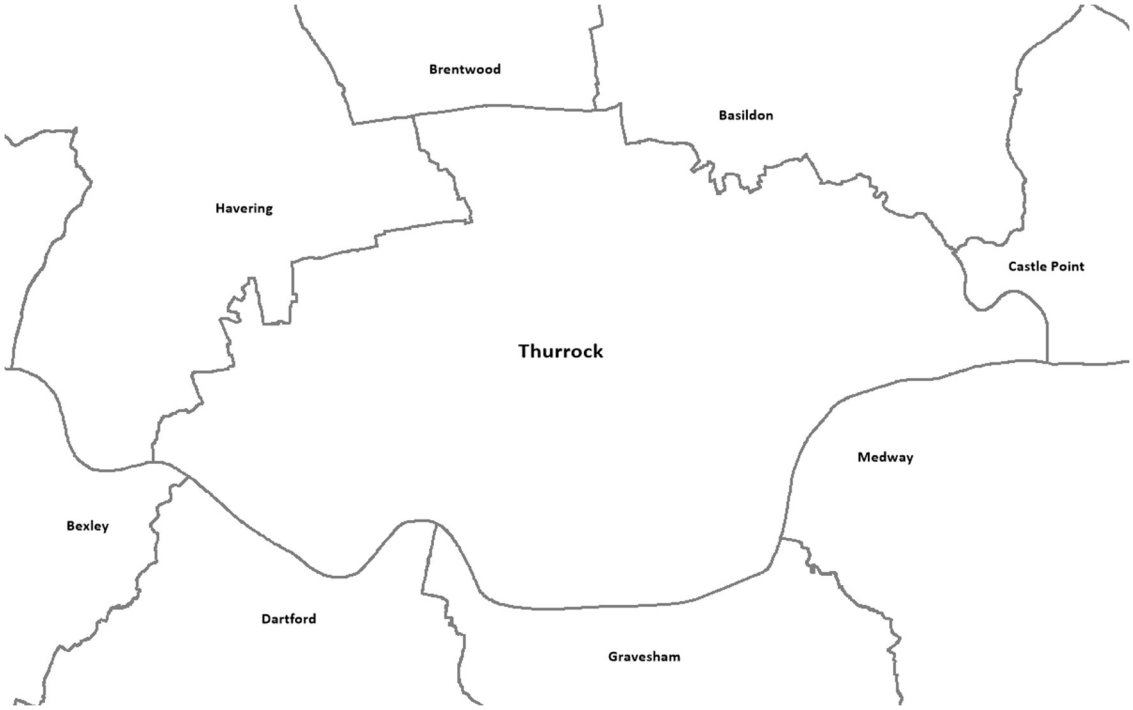
Stakeholder Engagement

3.6 Stakeholder engagement involves three core groups; local Council Officers, neighbouring Planning Officers and representative bodies.

3.7 Council Officers help provide a fuller understanding of local issues. This includes information about the progress made in addressing any needs identified in previous GTAAs and about any unauthorised developments.

3.8 Planning Officers from neighbouring authorities allow us to explore cross-border issues including transit provision. For this project we engaged with Officers from the following neighbouring authorities and these can also be seen on the map below:

- Basildon
- Bexley
- Brentwood
- Castle Point
- Dartford
- Essex County Council
- Gravesham
- Havering
- Medway



Community Engagement

3.9 As this is an update to the 2023 GTAA a hybrid approach was used.

- New primary fieldwork was completed on any new sites that were identified and on sites with a low response rate in 2023.
- Discussions were held with the Manager of the 3 public sites in Thurrock to update details of the current occupiers.
- Detailed discussions were held with Council Officers to determine that the occupants of the remaining sites and yards where interviews were completed for the 2023 GTAA were the same as those interviewed for the previous GTAA.
- A demographic uplift of the population base was also completed, together with work to model new births for the period 2023-25.

3.10 Once we had identified all new authorised and unauthorised sites/yards and encampments in the study area we sought to complete an interview with each household. ORS use a census rather than sampling approach as we consider this to be more robust. Sample based approaches can lead to an underestimate of need and GTAAs using sampling are regularly challenged by the Planning Inspectorate.

3.11 ORS made at least three separate attempts to contact a household including leaving calling cards and offering appointments.

3.12 Interviews were undertaken by experienced fieldworkers who work on our GTAA studies across England and Wales. To ensure consistency in data collection ORS use a standard questionnaire which can be seen in **Appendix C**. The interview captures current demographic characteristics, their current or future accommodation needs, whether there is any over-crowding or the presence of concealed households and travelling characteristics. It also asks about the type of pitches households may require in the future – for example private or socially rented, together with any features they may wish to be provided.

3.13 The survey includes questions about the travelling characteristics of household members. Whilst responses to these questions are less relevant now following the changes to the PPTS in 2024, ORS feel that this is useful data which supports analysis. This information is useful when seeking to address any identified need as those who do and don't travel may have different pitch/plot requirements.

3.14 Where we are unable to complete an interview, we attempt to gather basic information about each pitch/plot through a proxy interview from sources including neighbouring residents and site management.

3.15 In addition to the household interviews fieldworkers make an overall physical assessment of each site to determine any opportunities for intensification or expansion to meet future needs.

Bricks and Mortar Households

3.16 Following the changes to the PPTS in 2024 the planning definition now includes *all other persons with a cultural tradition of nomadism or of living in a caravan*. This also includes households living in bricks and mortar who can demonstrate a cultural tradition of nomadism. Traveller households living in bricks and mortar have always been included in GTAAs completed by ORS so the changes to the planning definition in 2024 have not changed how these households are dealt with in the GTAA.

3.17 The 2021 Census recorded 39 households who identified as Gypsies or Irish Travellers who lived in a house or bungalow in Thurrock and 17 living in a flat or maisonette. The 2021 Census also recorded 68 households who identified as Roma who lived in a house or bungalow in Thurrock and 49 living in a flat or maisonette. It should be noted that Roma households generally prefer to live in housing and not on sites.

3.18 ORS apply a rigorous approach to making contact with bricks and mortar households as this is a common issue raised at Local Plan Examinations and Planning Appeals. Contacts were sought through a range of sources including the interviews with people on existing sites and yards; information from stakeholder interviews; and information from housing registers. Interviews are sought with all identified households.

3.19 Through this approach the GTAA endeavoured to enable households living in bricks and mortar the opportunity to make their views known.

3.20 ORS do not make assumptions on the overall needs from household in bricks and mortar based on the outcomes of any interviews that are completed, as in our experience this leads to a significant over-estimate of the number of households wishing to move to a site or a yard. We do not model need from households living in bricks and mortar.

Timing of the Fieldwork

3.21 ORS are fully aware of the transient nature of many travelling communities and subsequent seasonal variations in site and yard occupancy. ORS aim to complete fieldwork during the non-travelling season, and to avoid days of known local or national events.

3.22 The new fieldwork for this GTAA was completed over an extended period between September 2024 and July 2025. The PDA was completed between December 2025 and February 2026.

Our Analysis

Applying the PPTS Planning Definition

3.23 The primary change to the PPTS in December 2024 in relation to the assessment of need was the change to the definition of a Gypsy, Traveller or Travelling Showperson for planning purposes. Wherever possible we use the data collected in household interviews to identify if they meet the planning definition. In some cases, information from planning applications and planning appeal Decision Notices is also used.

3.24 Through the inclusion of *all other persons with a cultural tradition of nomadism or of living in a caravan* in the Annex 1 definition, this now includes all Travellers. There were no changes to the definition of Travelling Showpeople in Annex 1.

Dealing with Undetermined Households

3.25 A GTAA has to consider the needs of any households where it is not possible to determine if they meet the planning definition – usually because we have been unable to complete an interview. These are defined as Undetermined Households.

3.26 Whilst there is no guidance that sets out how the needs of these households should be addressed ORS consider it necessary to estimate potential need from these households. This is an additional need figure over and above the need identified for households that meet the planning definition.

3.27 The estimate sought to identify potential current and future need from any pitches/plots known to be temporary or unauthorised; through modelling need from concealed-doubled-up households and from teenagers based on the outcomes from completed interviews; and through new household formation. This modelling applies the proportion of need from households that were interviewed to the Undetermined Households. This modelled need is also accounted for in an increased base for the calculation of future household formation.

3.28 As the demographics of the Undetermined Households are unknown, ORS use our national household formation rate of 1.50% in our analysis to estimate future need.

3.29 Following the changes to the planning definition in PPTS 2024 it has been assumed that all Undetermined Households will meet the definition. However, it is recommended that needs from Undetermined Households are addressed through Criteria-Based Local Plan Policies and not through specific allocations.

3.30 The ORS approach to addressing the need arising from Undetermined Households was supported by the Planning Inspector for a Local Plan Examination for Maldon District Council, Essex (June 2017). He concluded [emphasis added]:

> *The Council's stance is that any need arising from 'unknowns' should be a matter left to the planning application process. Modifications to Policy H6 have been put forward by the Council setting out criteria for such a purpose, which I consider further below. To my mind, that is an appropriate approach. While there remains a possibility that up to 10 further pitches may be needed, that cannot be said to represent identified need. It would be unreasonable to demand that the Plan provide for needs that have not been established to exist.*

Calculating the Current and Future Need

3.31 To identify need, PPTS requires an assessment for current and future pitch requirements but does not provide a standard methodology for this. However, as with any housing assessment, the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue is to compare the supply of pitches available for occupation with the current and future needs of the population.

3.32 A summary of the approach that has been taken is show below.

Supply of Pitches

3.33 Our desk-based research and fieldwork determines the vacant, and potentially available supply in the study area:

- Current vacant pitches/plots on public sites;
- Pitches/plots on public sites currently with planning consent due to be developed within 5 years;
- Pitches/plots vacated by people on public sites moving to housing;
- Pitches/plots vacated by people on public sites moving from the study area (out-migration).

3.34 It is important when seeking to identify supply from vacant pitches/plots that they are in fact available for general occupation – i.e. on a public or social rented site/yard, or on a private site/yard that is run on a commercial basis with anyone being able to rent a pitch/plot if they are available. Typically, vacant pitches/plots on small private family sites/yards are not included as components of available supply but can be used to meet any current and future need from the family living on the site/yard.

Current Need

3.35 The second stage is to identify components of current need:

- Households on unauthorised developments for which planning permission is not expected.
- Households living on sites/yards with temporary planning permission.
- Concealed, doubled-up or over-crowded households (including single adults).
- Teenage children in need of a pitch/plot of their own in the next 5 years.
- In-migration/roadside.
- Households in bricks and mortar needing to move to sites/yards.
- Households in need on waiting lists for public sites.

3.36 ORS are increasingly identifying households and adult household members who have been forced to leave sites due to over-crowding or exceeding planning conditions on the number of caravans permitted on sites. These households are typically living on the roadside or doubling-up on pitches in neighbouring local

authorities. ORS include these households as components of hidden need and term them displaced in-migration.

Future Need

3.37 The final stage is to identify components of future need. This includes the component of new household formation.

3.38 Household formation rates are often the subject of challenge at appeals or examinations. ORS firmly believe that any household formation rates should use a robust local evidence base, rather than simply relying on national precedent. The approach taken is set out in more detail in Chapter 7 of this report.

Pitch Turnover

3.39 Some assessments of need make use of pitch/plot turnover as an ongoing component of supply. ORS do not agree with this approach or with making any assumptions about annual turnover rates. ORS consider that this approach frequently ends up significantly under-estimating need as, in the majority of cases, vacant pitches/plots are not in fact available to meet any local need. The use of turnover has been the subject of a number of Inspectors Decisions, for example **APP/J3720/A/13/2208767** found a GTAA to be unsound when using turnover and concluded:

> *West Oxfordshire Council relies on a GTAA published in 2013. This identifies an immediate need for 6 additional pitches. However, the GTAA methodology treats pitch turnover as a component of supply. This is only the case if there is net outward migration, yet no such scenario is apparent in West Oxfordshire. Based on the evidence before me I consider the underlying criticism of the GTAA to be justified and that unmet need is likely to be higher than that in the findings in the GTAA.*

3.40 In addition, Best Practice for Assessing the Accommodation Needs of Gypsies and Travellers produced jointly in June 2016 by organisations including Friends, Families and Travellers, the London Gypsy and Traveller Unit, the York Travellers Trust, the Derbyshire Gypsy Liaison Group, Garden Court Chambers and Leeds GATE concluded that:

> *Assessments involving any form of pitch turnover in their supply relies upon making assumptions, a practice best avoided. Turnover is naturally very difficult to assess accurately and in practice does not contribute meaningfully to additional supply so should be very carefully assessed in line with local trends. Mainstream housing assessments are not based on the assumption that turnover within the existing stock can provide for general housing needs.*

3.41 As such, other than current vacant pitches/plots that are known to be available, annual pitch/plot turnover has not been considered as a formal component of supply in this GTAA. However, natural turnover of pitches/plots on public and private sites/yards should continue to be monitored by the Council. In particular, the natural turnover of pitches/plots can help to meet future need over time from new household formation.

Transit Provision

3.42 GTAA studies require the identification of demand for transit provision. Whilst the majority of Gypsies and Travellers have permanent bases either on sites/yards or in bricks and mortar and no longer travel, other members of the community either travel permanently or for part of the year. Due to the mobile nature of the population a range of sites/yards can be developed to accommodate Gypsies and Travellers as they move through different areas.

- **Transit sites** - full facilities where Gypsies and Travellers might live temporarily (for up to three months) – for example, to work locally, for holidays or to visit family and friends.
- **Emergency stopping places** - more limited facilities.
- **Temporary sites and stopping places** - only temporary facilities to cater for an event.
- **Negotiated stopping places** - agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time.

3.43 Transit sites serve a specific function of meeting the needs of Gypsy and Traveller households who are visiting an area or who are passing through on the way to somewhere else. A transit site typically has a restriction on the length of stay of usually around 12 weeks and has a range of facilities such as water supply, electricity, and amenity blocks.

3.44 An alternative to or in addition to a transit site is an emergency stopping place. This type of site also has restrictions on the length of time for which someone can stay on it but usually has more limited facilities with typically only a source of water and chemical toilet disposal provided.

3.45 Another alternative is negotiated stopping. The term negotiated stopping is used to describe agreed short-term provision for Gypsy and Traveller caravans. It does not include permanent built transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets. Agreements are made between the local authority and the (temporary) residents regarding expectations on both sides.

3.46 Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold-water supply; portable toilets; sewerage disposal point and refuse disposal facilities.

3.47 The Criminal Justice and Public Order Act 1994 (Section 62a) is particularly important with regard to the issue of Gypsy and Traveller transit site provision. Section 62a of the Act allows the police to direct trespassers to remove themselves and their vehicles and property from any land where a suitable pitch is available for the caravan or each of the caravans on a relevant caravan site which is situated in the local authority's area (or within the county in two-tier local authority areas). Relevant sites need to be managed by a Local Authority or a Registered Social Landlord (RSL). The police have no powers to direct people to private transit sites or yards.

3.48 Consideration also has to be given to the Police, Crime, Sentencing and Courts Act which came in to force in June 2022. Part 4 of the Act gives the Police additional powers to deal with unauthorised encampments through new offences relating to residing on land without consent in or with a vehicle and new powers in relation to the seizure of property.

3.49 In order to investigate the potential need for transit provision when undertaking work to support the GTAA, ORS sought to undertake analysis of any records of unauthorised sites and encampments, as well as information from the Ministry for Housing, Communities and Local Government (MHCLG) Traveller Caravan Count. The outcomes of the Stakeholder Interviews with Council Officers and with Officers from neighbouring planning authorities were also taken into consideration when determining this element of need in the study area.

3.50 In addition, in order to investigate the potential need for transit provision across Greater Essex a separate Greater Essex Transit Study has been commissioned and this is due to be completed in 2026. The overall objectives for this study are:

- A review of historic primary and secondary data on encampments and transit movements across Greater Essex.
- Interviews with key stakeholders who are involved in managing encampments.
- To seek to gain a greater understanding of the nature of encampments, including a potential need for permanent pitches.
- To complete interviews with households on encampments.
- A review of options to address transit needs across Greater Essex.
- Recommendations on how to meet identified transit need across Greater Essex including recommendations on broad locations for new transit provision.

Approaches to Meeting Identified Need

3.51 Paragraph 4 in the PPTS sets out that *local planning authorities should make their own assessment of need for the purposes of planning.*

3.52 Paragraph 9 in the PPTS sets out that *local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area.*

3.53 Paragraph 10 in the PPTS sets out that Local Planning Authorities should, in producing their Local Plan: *(a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; (b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.*

3.54 The PPTS in Annex 1 states that *For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard").*

3.55 Paragraph 63 in the NPPF states that [emphasis added] "*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families;* ***travellers***[27]*; people who rent their homes and people wishing to commission or build their own homes*."

3.56 Footnote 27 to that paragraph states that "*Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document*."

3.57 Both the NPPF and PPTS refer to the provision of Travellers' *sites/yards* to meet needs, and the PPTS refers to setting *pitch/plot* targets. For ease, and consistency, this GTAA sets out the accommodation needs as needs for pitches/plots. In most cases, the need should be met through provision of a pitch/plot. However, in some circumstances the accommodation needs may be more appropriately met through provision of other *alternative* suitable accommodation (for example through additional touring caravans on sites and yards). So, in this GTAA any reference to *pitch/plot* means *pitch/plot or pitch/plot equivalent*.

3.58 This GTAA provides evidence of accommodation needs in line with both the PPTS and NPPF requirements. This evidence will help to inform the Council's policies in their emerging Local Plan including the setting of local pitch/plot targets and the allocation of sites/yards to meet identified accommodation needs.

3.59 ORS recommend that Gypsies and Travellers and Travelling Showpeople Local Plan Policies should give consideration to addressing need from households that meet the 2024 PPTS planning definition through the allocation of new pitches or plots – or equivalents; through the intensification or expansion of the existing sites and yards where need has been identified (see Recommendation 11 for Gypsies and Travellers regarding the consideration of a PDA) ; and through consideration of granting planning permission for any temporary and unauthorised sites or yards where this is felt to be appropriate in relation to relevant Development Management Policies.

3.60 The Council should also put in place a Criteria-Based Local Plan Policy (as suggested in Paragraph 11 in the PPTS) to manage the need from Undetermined Households, as well as to deal with any potential windfall applications, potential need from in-migration, or any need arising from bricks and mortar.

4. Gypsy, Traveller & Travelling Showpeople Sites/Yards and Population

Introduction

4.1 One of the main considerations of this GTAA is to provide evidence to support the provision of pitches and plots to meet the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople.

Gypsies and Travellers

4.2 A pitch is an area normally occupied by one household, which typically contains enough space for one or two caravans but can vary in size[10]. A site is a collection of pitches which form a larger development for Gypsies and Travellers.

4.3 Whilst there is no standard size for a Gypsy and Traveller pitch, there are some examples of guidance[11] at a local authority level that recommend average pitch sizes of between 320m^2 and 500m^2 but also suggest that a variety of pitch sizes – including small, medium and large pitches - can enable different sized families to be accommodated on sites (equivalent to two, three and four-bedroom houses) and can contribute to affordability.

Travelling Showpeople

4.4 For Travelling Showpeople, the most common descriptions used are a plot for the space occupied by one household and a yard for a collection of plots which are typically occupied by Travelling Showpeople.

4.5 Whilst there is also no standard size for a Travelling Showpeople plot, The Showmen's Guild[12] advocates an average plot size of 2,000m^2. However, this should be viewed with some caution given the age of the guidance. In more recent years many Showpeople have sought to diversify their working practices and do not now need as much space for the storage or maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.

Public Residential Sites/Yards

4.6 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of a Gypsy and Traveller site is a public residential site, which is

[10] Whilst it has now been withdrawn, Government guidance on *Designing Gypsy and Traveller Sites* recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer [a static caravan or park home for example] and touring caravan, parking space for two vehicles and a small garden area.
[11] Leeds City Council: *Gypsy and Traveller Site Design Guide* (2020) and East Devon District Council: *Gypsy and Traveller Site Design and Layout Guidance* (2017).
[12] The Showmen's Guild: *Travelling Showpeople's Sites – A Planning Focus* (2007).

provided by a Local Authority or by a Registered Provider (usually a Housing Association). Pitches on public sites can be obtained through signing up to a waiting list, and the costs of running the sites are met from the rent paid by the tenants (similar to social housing).

Private Residential Sites/Yards

4.7 The alternative to a public residential site is a private residential site/yard for Gypsies, Travellers and Travelling Showpeople, respectively. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches/plots on existing private sites/yards.

4.8 These two forms of accommodation are the equivalent to private ownership and private rent for those who live in bricks and mortar housing. Generally, the majority of Travelling Showpeople yards are privately owned and managed.

Transit Provision

4.9 The Gypsy, Traveller and Travelling Showpeople population also has other types of sites/yards due to its transient nature, as described more fully in Chapter 3. These are known as transit sites and they provide many of the same facilities as a residential site, except that there is a maximum occupancy period of residence which can vary from a few days or weeks to a period of months.

4.10 An alternative to a transit site is an emergency or negotiated stopping place. This type of site also has restrictions on the length of time someone can stay on it but has much more limited facilities.

4.11 Both of these two types of transit provision are designed to accommodate, for a temporary period, Gypsies, Travellers and Travelling Showpeople whilst they travel.

4.12 A number of authorities also operate an accepted encampments policy where short-term stopovers are tolerated without enforcement action.

Unauthorised Sites/Yards

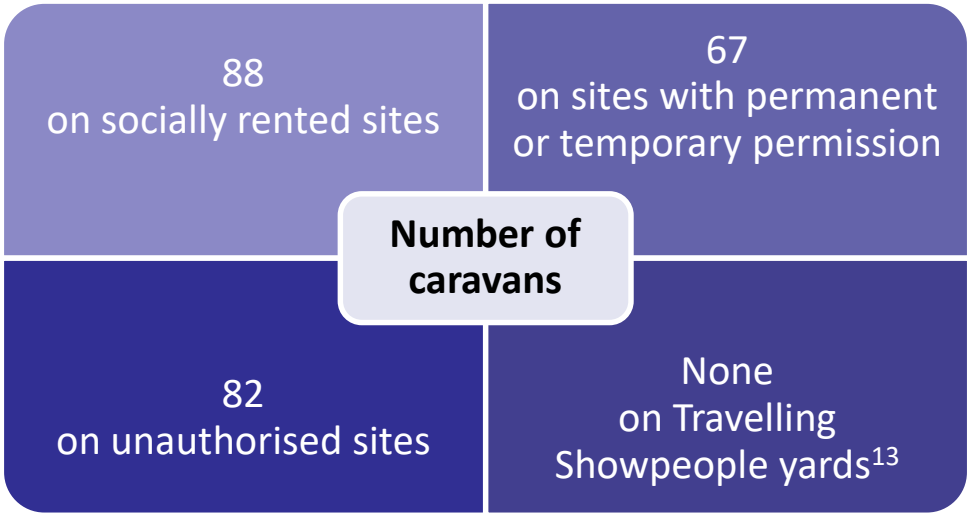
4.13 Further occurrences for the Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Travellers or with the approval of the landowner, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments occur on land which is not owned by the Travellers and are usually referred to as roadside encampments.

MHCLG Traveller Caravan Count

4.14 Another source of information available on the Gypsy, Traveller and Travelling Showpeople population is the bi-annual Traveller Caravan Count[13] which is conducted by each Local Authority in England on a specific date in January and July of each year[14] and reported to MHCLG. This is a statistical count of the number of caravans on both authorised and unauthorised sites across England.

[13] The Gypsy and Traveller Caravan Count was renamed the Traveller Caravan Count due to the inclusion of information on Travelling Showpeople caravans in 2013.
[14] Only in January for Travelling Showpeople.

4.15 The most recent Traveller Caravan Count in July 2025 reported the following:



4.16 As this count is of caravans and not households, it makes it more difficult to interpret for a study such as this because it does not count pitches/plots or resident households. The count is merely a 'snapshot in time' conducted by the Local Authority on a specific day, and any unauthorised sites/yards or encampments which occur on other dates will not be recorded. Likewise, any caravans that are away from sites/yards on the day of the count will not be included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the calculation of current and future need as the information collected during the site/yard visits is seen as more robust and fit-for-purpose. However, the Caravan Count data has been used to support the identification of the need to provide for transit provision and this is set out later in this report.

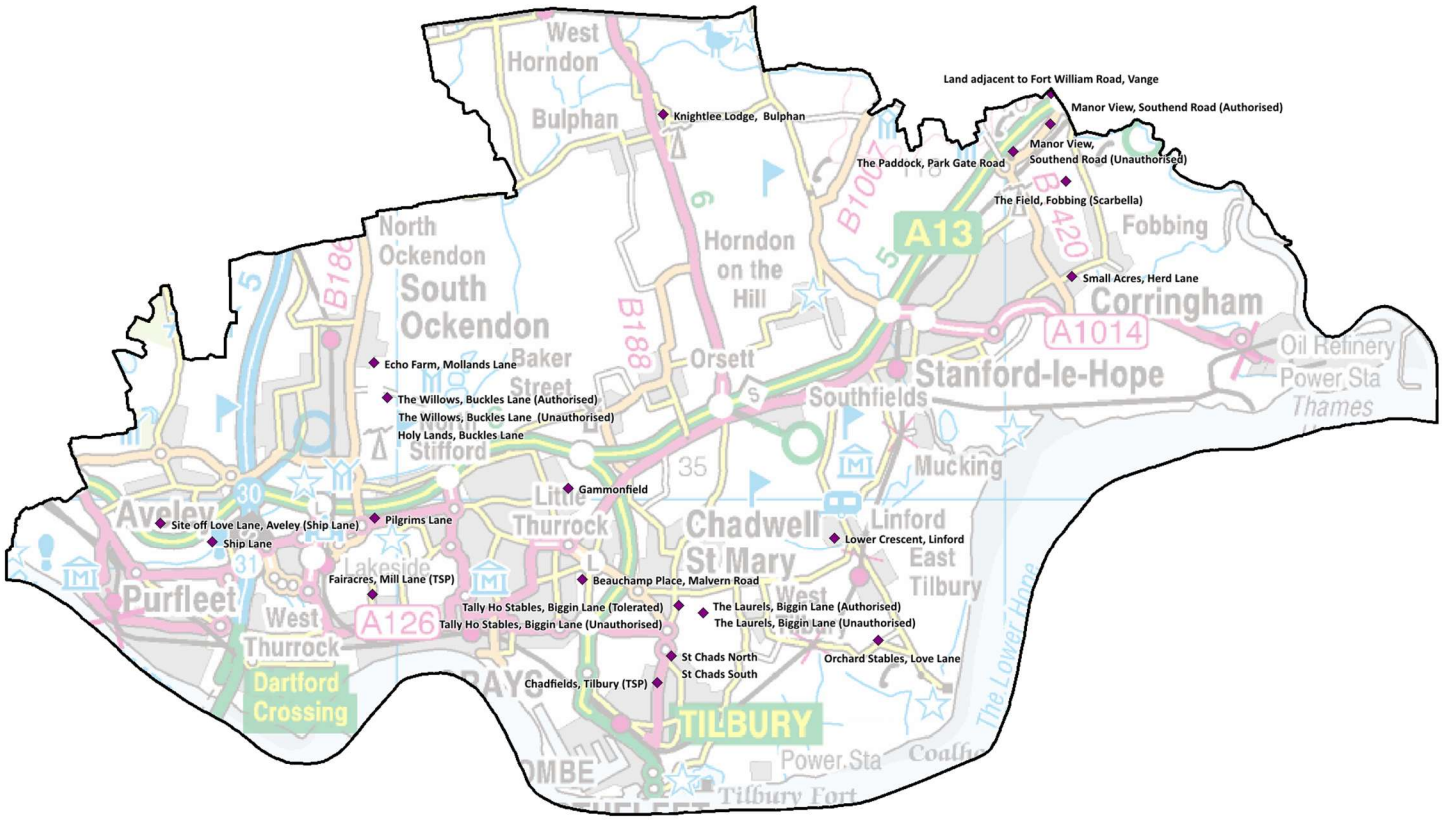
Sites and Yards

4.17 Figure 6 below sets out the sites and yards in the area on the base date for the GTAA:

Figure 6: Total amount of provision in Thurrock (2025)

Category	Sites/Yards	Pitches/Plots
Gypsies and Travellers		
Public sites	3	64
Private sites with permanent planning permission	9	24
Private sites with temporary planning permission	1	1
Sites tolerated for planning purposes	4	10
Unauthorised sites	7	35
Sub-Total	**23**	**134**
Travelling Showpeople		
Private yards	2	7
Sub-Total	**2**	**7**
TOTAL	**25**	**141**

4.18 See **Appendix B**: Site and Yard List for further details. In addition a map showing the approximate location of sites and yards in Thurrock can be found below.


Land adjacent to Fort William Road, Vange
Manor View, Southend Road (Authorised)
Manor View, Southend Road (Unauthorised)
Knightlee Lodge, Bulphan
The Paddock, Park Gate Road
The Field, Fobbing (Scarbella)
Small Acres, Herd Lane
Echo Farm, Mollands Lane
The Willows, Buckles Lane (Authorised)
The Willows, Buckles Lane (Unauthorised)
Holy Lands, Buckles Lane
Gammonfield
Site off Love Lane, Aveley (Ship Lane)
Ship Lane
Pilgrims Lane
Fairacres, Mill Lane (TSP)
Beauchamp Place, Malvern Road
Lower Crescent, Linford
Tally Ho Stables, Biggin Lane (Tolerated)
Tally Ho Stables, Biggin Lane (Unauthorised)
The Laurels, Biggin Lane (Authorised)
The Laurels, Biggin Lane (Unauthorised)
Orchard Stables, Love Lane
St Chads North
St Chads South
Chadfields, Tilbury (TSP)
West Horndon
Bulphan
North Ockendon
South Ockendon
Horndon on the Hill
Baker Street
Orsett
Stifford
Little Thurrock
Chadwell St Mary
Linford
East Tilbury
Southfields
Stanford-le-Hope
Mucking
Fobbing
Corringham
Oil Refinery
Power Sta
Thames
Aveley
Purfleet
West Thurrock
Lakeside
Grays
Tilbury
Tilbury Fort
Dartford Crossing
The Lower Hope
A13
A1014
A126
B188
B1007
B420

5. Stakeholder Engagement

Introduction

5.1 ORS completed engagement with a range of stakeholders to complement the information gathered through interviews with members of the Travelling Community. This engagement took the form of telephone or Teams interviews.

5.2 The aim of these interviews is to provide an understanding of current provision and possible future need; short-term encampments; transit provision; and cross-border issues.

5.3 One new interview was completed with a Council Officer from Thurrock, and discussions were held to review and update the Stakeholder Interviews from a further 5 Officers that were completed to support the 2023 GTAA.

5.4 In order to explore issues relating to cross boundary working, ORS interviewed a Planning Officer from 8 neighbouring local authorities, and also with Essex County Council:

- Basildon
- Bexley
- Brentwood
- Castle Point
- Dartford
- Essex County Council
- Gravesham
- Havering
- Medway

5.5 Due to issues surrounding data protection, and in order to protect the anonymity of those who took part, this section presents a summary of the views expressed by interviewees and verbatim comments have not been used. The views expressed in this section of the report represent a balanced summary of the views expressed by stakeholders, and on the views of the individuals concerned, rather than the official policy of their Council or organisation.

Views of Key Stakeholders and Council Officers

Accommodation Needs

5.6 Since the last GTAA the Council has focused on trying to meet their identified need.

5.7 The Gammon Field site will have to be relocated due to the new Lower Thames Crossing. The Council are aware that the potential disruption caused by the relocation will have to be managed closely.

5.8 The Council confirmed that Stantec consultants have now completed a detailed Gypsy Site Assessment to gather information on developing and expanding existing sites in Thurrock.

Short-term Encampments and Transit Provision

5.9 The Council confirmed that the majority of short-term encampments in Thurrock are reported to the Council.

5.10 The Council believe that short-term encampments in Thurrock are a result of seasonal movements or Travellers visiting families. No favoured stopping places were identified.

5.11 Thurrock Council have an agreed Negotiated Stopping Policy and have a Temporary Transit agreement in place.

5.12 In general the Council are of the view that these arrangements are currently working and that permanent transit provision is not needed and would be difficult to manage and costly to run.

Cross Border Issues

5.13 No specific cross-border issues were identified.

5.14 One Officer expressed concerns with how Basildon Council resolve accommodation issues and identified needs. It was suggested that Basildon residents are approaching Thurrock Council for accommodation because of the lack of accommodation in Basildon.

5.15 Council Officers confirmed they are happy to cooperate with cross-border joint working but feel plans in neighbouring authorities are at different stages, leaving them working less closely with neighbouring authorities. The Council work with NATGO (the National Association of Gypsy and Traveller Officers), and neighbouring authorities when discussing the movement of families across borders.

Future Priorities and Any Further Issues

5.16 The Council are prioritising the potential for site expansion or intensification to meet identified need, as well as additional provision, when preparing the new Local Plan.

Neighbouring Authorities

5.17 Potential cross-border issues were raised by the following authorities:

- Basildon
- Dartford
- Essex County Council

5.18 Thurrock Council was made aware of all issues brought forward by the neighbouring authorities for each Council.

5.19 The following authorities responded to indicate no potential cross-border issues:

- Brentwood
- Bexley
- Castle Point
- Gravesham
- Havering
- Medway

6. Survey of Travelling Communities

Interviews with Travellers

6.1 One of the major components of this study was a detailed survey of the Gypsy and Traveller population living in the study area including efforts to engage with the bricks and mortar community.

6.2 At the base date for the GTAA, there were 3 public Gypsy and Traveller sites; 9 privately owned sites with permanent planning permission; 1 site with temporary planning permission; 4 sites that are tolerated for planning purposes; 7 unauthorised sites; and 2 authorised Travelling Showmen's yards[15]. There were no public transit sites identified. See **Appendix B**: Site and Yard List for further details.

6.3 In addition, it was not possible to complete any interviews with households living on the roadside in Thurrock, who are in need for a permanent pitch/plot as none were identified, and also with 2 households living in bricks and mortar.

6.4 Figure 7 below set out the number of pitches/plots, the number of interviews that were completed, and any reasons why interviews were not able to be completed.

Figure 7: Interviews completed in Thurrock

Site/Yard Type	Pitches/Plots	Interviews	Reasons for not completing interviews/additional interviews
Gypsies and Travellers			
Public Sites			
Gammonfield	21	18	3 x vacant
Pilgrims Lane	22	22	-
Ship Lane	21	21	-
Private Sites			
Beauchamp Place, Malvern Road	5	5	-
Knightlee Lodge, Bulphan	2	2	-
Manor View, Southend Road	4	6	Permission for 6 x mobiles
Orchard Stables, Love Lane	1	0	1 x refusal
Small Acres, Herd Lane	3	0	3 x undeveloped
The Field, Fobbing (Scarbella)	1	1	-
The Laurels, Biggin Lane	5	2	3 x no contact
The Paddock, Park Gate Road	1	1	-
The Willows, Buckles Lane	2	2	-
Temporary Sites			
Land adjacent to Fort William Road, Vange	1	1	-
Tolerated Sites			
Echo Farm, Mollands Lane	1	1	-
Lower Crescent, Linford	3	3	-

[15] Excluding yards located on Buckles Lane as these will be the subject of a separate GTAA that will be published at a later date.

Site off Love Lane, Aveley (Ship Lane)	3	3	-
Tally Ho Stables, Biggin Lane	3	3	-
Unauthorised Sites/Roadside			
Holy Lands, Buckles Lane	2	2	-
Manor View, Southend Road	6	6	-
St Chads North	5	0	5 x refusals
St Chads South	5	0	5 x refusals
Tally Ho Stables, Biggin Lane	10	10	-
The Laurels, Biggin Lane (rear of)	5	0	5 x non-Travellers
The Willows, Buckles Lane	2	2	-
B&M			
Tally Ho Stables, Biggin Lane	2	2	-
Sub-Total	**136**	**113**	
Travelling Showpeople			
Authorised			
Chadfields, Tilbury	4	2	2 x refusals
Fairacres, Mill Lane	3	3	-
Sub-Total	**7**	**5**	
TOTAL	**143**	**118**	

7. Current and Future Pitch Provision

Introduction

7.1 This section focuses on the pitch/plot provision that is needed in the study area currently and to 2044. This includes both current unmet need and need which is likely to arise in the future[16]. This time period allows for robust forecasts of the requirements for future provision, based upon the evidence contained within this study and also secondary data sources.

7.2 We would note that this section is based upon a combination of the household interviews, planning records and stakeholder interviews. In many cases, the survey data is not used in isolation but instead is used to validate information from planning records or other sources.

7.3 This section also identifies whether there is a need for any transit provision.

New Household Formation Rates

7.4 ORS prepared a Technical Note on Gypsy and Traveller Household Formation and Growth Rates in 2015 and updated it in 2020, and again in 2025. The main conclusions are set out here, and the full paper is in **Appendix D**: Household Formation Rates.

7.5 The Technical Note concludes that the growth in the national Gypsy and Traveller population may be as low as 1.25% per annum – much less than the 3.00% per annum often assumed, but still greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence for net Gypsy and Traveller population and household growth rates above 2.00% per annum.

7.6 In practice, the best available evidence supports a national net household growth rate of 1.50% per annum for Gypsies and Travellers.

7.7 This view has been supported by Planning Inspectors in a number of Decision Notices. The Inspector for an appeal in Doncaster that was issued in November 2016 (**Ref: APP/F4410/W/15/3133490**) where the agent acting on behalf of the appellant claimed that a rate closer to 3.00% should be used concluded:

> *In assessing need account also needs to be taken of likely household growth over the coming years. In determining an annual household growth rate, the Council relies on the work of Opinions Research Services (ORS), part of Swansea University. ORS's research considers migration, population profiles, births & fertility rates, death rates, household size data and household dissolution rates to determine average household growth rates for gypsies and travellers. The findings indicate that the average annual growth rate is in the order of 1.50% but that a 2.50% figure could be used if local data suggest a relatively youthful population. As the Council has found a strong correlation between Doncaster's gypsy and traveller population age profile and the national picture, a 1.50% annual household growth rate has been used in its 2016 GTANA. Given the rigour of ORS's research and the Council's application of its findings to the local area I accept that a 1.50% figure is justified in the case of Doncaster.*

[16] See Chapter 3 for details of components on current and future need.

7.8 Another case was in relation to an appeal in Guildford that was issued in March 2018 (**Ref: APP/W/16/3165526**) where the agent acting on behalf of the appellant again claimed that a rate closer to 3.00% should be used. The Inspector concluded:

> *There is significant debate about household formation rates and the need to meet future growth in the district. The obvious point to make is that this issue is likely to be debated at the local-plan examination. In my opinion, projecting growth rates is not an exact science, and the debate demonstrates some divergence of opinion between the experts. Different methodologies could be applied producing a wide range of data. However, on the available evidence it seems to me that the figures used in the GTAA are probably appropriate given that they are derived by using local demographic evidence. In my opinion, the use of a national growth rate and its adaptation to suit local or regional variation, or the use of local base data to refine the figure, is a reasonable approach.*

7.9 As a result of these and other decisions, the ORS approach to new household formation is no longer regularly challenged so there have been no more recent decisions from Inspectors.

Local Approach to New Household Formation Rates

7.10 This GTAA takes full account of the net local household growth rate per annum calculated on the basis of demographic evidence from the site surveys. The baseline includes all current authorised households, all households identified as being in current need (including concealed/doubled-up households, movement from bricks and mortar and those on waiting lists not currently living on a pitch or plot), as well as households living on tolerated unauthorised pitches or plots who are not included as current need. The assessments of future need also take account of modelling projections based on birth and death rates, household dissolution, and in-/out-migration.

7.11 Overall, the household growth rate used for the assessment of future needs is informed by local evidence. This local demographic evidence has been used to adjust the ORS national growth rate of 1.50% up or down based on the proportion of those aged under 18.

7.12 However, in certain circumstances where the numbers of households and children are low, or the population age structure cohorts are skewed by certain age groups, it is not appropriate to apply a percentage rate for new household formation. In these cases, a judgement is made on likely new household formation based on the age and gender of the children. This is based on the assumption that 50% of households likely to form will stay in the area. This is based on evidence from other GTAAs that ORS have completed across England and Wales.

7.13 The approach that has been applied in Thurrock for this GTAA is set out below:

- For Gypsy and Traveller households that met the planning definition 41% of the population were aged under 18. As such the ORS national rate of 1.50% (based on 36% of the population aged under 18) has been uplifted to 1.70%.
- For Travelling Showpeople there were low numbers of children aged under 18 so growth has been derived from the household demographics.

7.14 In addition, the ORS national rate of 1.50% has been used to estimate growth for undetermined Travellers.

7.15 It should also be noted that new household formation has been calculated from year 6 of the GTAA period onwards. New household formation for years 0-5 of the GTAA period is from teenagers in need of a pitch/plot in the next 5 years who have been identified as components of need in the household interviews. This eliminates any double counting in the assessment of need.

Breakdown by 5 Year Bands

7.16 In addition to tables which set out the overall need for Gypsies and Travellers, the overall need has also been broken down by 5-year bands as required by PPTS. The way that this is calculated is by including all current need (from unauthorised pitches/plots, pitches/plots with temporary planning permission, concealed and doubled-up households, 5-year need from teenage children, net movement from bricks and mortar, and in-migration/roadside need) in the first 5 years. The total net new household formation is then split across the remaining GTAA period.

Household Planning Status

7.17 Figure 8 below sets out the planning status of households for the GTAA. It is important to note that this table records numbers of households and not the number of pitches or plots.

Figure 8: Planning status of households in Thurrock

Status	Meet Planning Definition	Undetermined
Gypsies and Travellers		
Public Sites	69	0
Private Sites	33	4
Temporary Sites	1	0
Tolerated Sites	11	0
Unauthorised Sites	26	10
Roadside/In-Migration	0	0
B&M	2	0
Sub-Total	**142**	**14**
Travelling Showpeople		
Private Yards	7	2
Sub-Total	**7**	**2**
TOTAL	**149**	**16**

7.18 Figure 8 above shows that for Gypsies and Travellers, 142 households meet the planning definition of a Traveller, and 7 Travelling Showpeople households meet the planning definition.

7.19 It was not possible to make contact with 14 Gypsy and Traveller households and 2 Travelling Showpeople households during the fieldwork period as households either refused to take part in an interview or were not present during the fieldwork period. These households are recorded as Undetermined for the purposes of the GTAA.

Interviews with Gypsies and Travellers in Bricks and Mortar

7.20 Following all of the efforts that were made it was possible to identify and interview 2 households living in bricks and mortar.

7.21 ORS have completed a large number of GTAAs and need from bricks and mortar households is regularly raised at Appeals and Examinations.

7.22 In response to this ORS are in the process of preparing a detailed Technical Note to set out evidence to demonstrate that the vast majority of Travellers who live in bricks and mortar do so through choice and have no wish or need to move to a site.

7.23 The emerging conclusions of the Technical Note suggest an average need from bricks and mortar of 2.5 households for each Local Planning Authority across England over a typical 15 year GTAA period.

Migration/Roadside

7.24 The study also sought to identify any need from households who have been forced to move from sites/yards due to overcrowding and who are currently living on the roadside or on sites/yards in other local authorities – and who have strong family links with households in Thurrock. These are referred to as roadside households or displaced in-migration.

7.25 Evidence drawn from stakeholder and household interviews has been considered alongside assessments of need that have been completed in other nearby local authorities. The household interviews identified no households living on roadside predominantly in Thurrock with a need to move to a permanent pitch/plot in the area.

7.26 ORS have found no firm evidence from other local studies that have been completed recently of any households wishing to move to Thurrock. Therefore, net migration to the sum of zero has been assumed for the GTAA – which means that net pitch/plot requirements are driven by locally identifiable need rather than speculative modelling assumptions.

7.27 It is important to note that any applications for new sites or additional pitches/plots as a result of in-migration should be seen as windfall need and should be dealt with by Criteria-Based Local Plan Policies.

Public Sites

7.28 There are 3 public sites in Thurrock with 64 pitches. Discussions with the Site Manager who is responsible for maintaining the waiting lists for these sites concluded that there is no need arising from households on the waiting list.

- 2 households currently living on one of the sites – already recorded as need from doubling-up.
- 4 household living in bricks and mortar in Thurrock but with no pressing need to move to a site.
- 6 households currently living outside of Thurrock and not considered as need for Thurrock to address.

Gypsy and Traveller Needs

Pitch Needs – Gypsies and Travellers that met the PPTS 2024 Planning Definition

7.29 Our research identified a need for 177 pitches emerging from the 142 households that met the 2024 PPTS planning definition. This is made up of 20 unauthorised pitches; 1 temporary pitch; 29 pitches for concealed or doubled-up households or single adults; 65 pitches for teenagers who will need a pitch of their own in the next 5 years; and 65 pitches from new household formation, using a formation rate of 1.70%. This need is offset by supply from 3 vacant pitches on public sites.

This is set out in Figure 9 and broken down by 5-year period in Figure 10 below:

Figure 9: Need for Gypsy and Traveller households in Thurrock that met the Planning Definition

Gypsy & Traveller – Meeting Planning Definition	Pitches
Supply of Pitches	
Available supply from vacant public pitches	3
Available supply from pitches on new public sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	**3**
Current Need	
Households on unauthorised developments	20
Households on pitches with temporary planning permission	1
Concealed households/Doubling-Up/Over-Crowding	29
5-year need from teenage children	65
Movement from bricks and mortar	0
In-Migration/Roadside	0
Households on waiting lists for public sites	0
Total Current Need	**115**
Future Need	
New household formation	65
(Household base 207 and formation rate 1.70%)	
Total Future Need	**65**
Net Pitch Need = (Current and Future Need – Total Supply)	**177**

Figure 10: Need for Gypsy and Traveller households in Thurrock that met the Planning Definition by year periods

Year Period	Dates	Need
1 – 5	2025 – 29	112
6 – 10	2030 – 34	20
11 – 15	2035 – 39	22
16 – 20	2040 – 44	23
0 – 20	**2025 – 44**	**177**

Pitch Needs – Undetermined Gypsies and Travellers

7.30 There is a need for 29 pitches emerging from the 14 Undetermined Households. This is made up of 10 unauthorised pitches; a modelled need for 4 pitches from concealed or doubled-up households or single adults; a modelled need for 8 pitches for a 5-year need from teenage children; and 7 pitches from new household formation, using the ORS national formation rate of 1.50%.

7.31 This is set out in Figure 11 and broken down by 5-year period in Figure 12 below:

Figure 11: Need for undetermined Gypsy and Traveller households in Thurrock

Gypsy & Traveller – Undetermined	Pitches
Supply of Pitches	
Available supply from vacant public pitches	0
Available supply from pitches on new public sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	10
Households on pitches with temporary planning permission	0
Concealed households/Doubling-Up/Over-Crowding (modelled)	4
5-year need from teenage children (modelled)	8
Movement from bricks and mortar	0
In-Migration/Roadside	0
Households on waiting lists for public sites	0
Total Current Need	**22**
Future Need	
New household formation	7
(Household base 26 and formation rate 1.50%)	
Total Future Need	**7**
Net Pitch Need = (Current and Future Need – Total Supply)	**29**

Figure 12: Need for undetermined Gypsy and Traveller households in Thurrock by year periods

Year Period	Dates	Need
1 – 5	2025 – 29	22
6 – 10	2030 – 34	2
11 – 15	2035 – 39	2
16 – 20	2040 – 44	3
0 – 20	**2025 – 44**	**29**

Travelling Showpeople Needs

Plot Needs – Travelling Showpeople that met the PPTS 2024 Planning Definition

7.32 Our research identified a need for 10 plots emerging from the 7 households that met the 2024 PPTS planning definition. This is made up of 2 pitches for concealed or doubled-up households or single adults; 2 pitches for teenagers; and 6 plots from new household formation, derived from the household demographics.

7.33 This is set out in Figure 13 and broken down by 5-year period in Figure 14 below:

Figure 13: Need for Travelling Showpeople households in Thurrock that met the Planning Definition

Travelling Showpeople – Meeting Planning Definition	Plots
Supply of Plots	
Available supply from vacant public and private plots	0
Available supply from plots on new yards	0
Plots vacated by households moving to bricks and mortar	0
Plots vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	0
Households on plots with temporary planning permission	0
Concealed households/Doubling-Up/Over-Crowding	2
5-year need from teenage children	2
Movement from bricks and mortar	0
In-Migration/Roadside	0
Total Current Need	**4**
Future Need	
New household formation	6
(Formation from demographics)	
Total Future Need	**6**
Net Plot Need = (Current and Future Need – Total Supply)	**10**

Figure 14: Need for Travelling Showpeople households in Thurrock that met the Planning Definition by year periods

Year Period	Dates	Need
1 – 5	2025 – 29	4
6 – 10	2030 – 34	2
11 – 15	2035 – 39	2
16 – 20	2040 – 44	2
0 – 20	**2025 – 44**	**10**

Plot Needs – Undetermined Travelling Showpeople

7.34 There is a need for 3 plots emerging from the 2 Undetermined Households. This is made up of a modelled need for 1 plot for concealed or doubled-up households or single adults; a modelled need for 1 plot for a 5-year need from teenage children; and 1 plot from new household formation, using the ORS national formation rate of 1.50%.

7.35 This is set out in Figure 15 and broken down by 5-year need in Figure 16 below.

Figure 15: Need for undetermined Travelling Showpeople households in Thurrock

Travelling Showpeople – Undetermined	Plots
Supply of Plots	
Available supply from vacant public and private plots	0
Available supply from plots on new yards	0
Plots vacated by households moving to bricks and mortar	0
Plots vacated by households moving away from the study area	0
Total Supply	**0**
Current Need	
Households on unauthorised developments	0
Households on plots with temporary planning permission	0
Concealed households/Doubling-Up/Over-Crowding (modelled)	1
5-year need from teenage children (modelled)	1
Movement from bricks and mortar	0
In-Migration/Roadside	0
Total Current Need	**2**
Future Need	
New household formation	1
(Household base 4 and formation rate 1.50%)	
Total Future Need	**1**
Net Plot Need = (Current and Future Need – Total Supply)	**3**

Figure 16: Need for undetermined Travelling Showpeople households in Thurrock by year periods

Year Period	Dates	Need
1 – 5	2025 – 29	2
6 – 10	2030 – 34	0
11 – 15	2035 – 39	1
16 – 20	2040 – 44	0
0 – 20	**2025 – 44**	**3**

Transit Requirements

7.36 When determining the potential need for transit provision the assessment has looked at data from the MHCLG Traveller Caravan Count, the outcomes of the stakeholder interviews, and local records on numbers of recorded encampments.

MHCLG Traveller Caravan Count

7.37 Whilst it is considered to be a comprehensive national dataset on numbers of authorised and unauthorised caravans across England, it is acknowledged that the Traveller Caravan Count is a count of caravans and not households. It also does not record the reasons for unauthorised caravans. This makes it very difficult to interpret in relation to assessing future need because it does not count pitches/plots or resident households.

7.38 The count is also only a twice yearly (January and July) snapshot in time conducted by local authorities on a specific day, and any caravans on unauthorised sites/yards or encampments which occur on other dates are not recorded. Likewise, any caravans that are away from sites/yards on the day of the count are not included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the assessment of future transit provision. It does however provide valuable historic and trend data on whether there are instances of unauthorised caravans in local authority areas.

7.39 Data from the Traveller Caravan Count in January 2025 shows that there have been no unauthorised caravans on land not owned by Travellers recorded in the study area in recent years. Whilst there have been unauthorised caravans recorded on land owned by Travellers, this suggests that these are unauthorised sites and not short-term encampments.

Stakeholder Interviews and Local Data

7.40 The Council confirmed that the majority of short-term encampments in Thurrock are reported to the Council.

7.41 The Council believe that short-term encampments in Thurrock are a result of seasonal movements or Travellers visiting families. No favoured stopping places were identified.

7.42 Thurrock Council have an agreed Negotiated Stopping Policy and have a Temporary Transit agreement in place.

7.43 In general the Council are of the view that these arrangements are currently working and that permanent transit provision is not needed and would be difficult to manage and costly to run.

8. Conclusions

8.1 This 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 Showpeople under the Housing Act 1985, the Housing and Planning Act 2016, Planning Practice Guidance, Planning Policy for Traveller Sites 2024, and the National Planning Policy Framework 2024. It also provides an evidence base which can be used to support Local Plan Policies.

8.2 Paragraph 4 in the PPTS sets out that *local planning authorities should make their own assessment of need for the purposes of planning.*

8.3 Paragraph 9 in the PPTS sets out that *local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area.*

8.4 Paragraph 10 in the PPTS sets out that Local Planning Authorities should, in producing their Local Plan: *(a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; (b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.*

8.5 The PPTS in Annex 1 states that *For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard")*.

8.6 Paragraph 63 in the NPPF states that [emphasis added] "*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families;* ***travellers***[27]*; people who rent their homes and people wishing to commission or build their own homes*."

8.7 Footnote 27 to that paragraph states that "*Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document*."

8.8 Both the NPPF and PPTS refer to the provision of Travellers' *sites/yards* to meet needs, and the PPTS refers to setting *pitch/plot* targets. For ease, and consistency, this GTAA sets out the accommodation needs as needs for pitches/plots. In most cases, the need should be met through provision of a pitch/plot. However, in some circumstances the accommodation needs may be more appropriately met through provision of other *alternative* suitable accommodation (for example through additional touring caravans on sites and yards). So, in this GTAA any reference to *pitch/plot* means *pitch/plot or pitch/plot equivalent*.

8.9 This GTAA provides evidence of accommodation needs in line with both the PPTS and NPPF requirements. This evidence will help to inform the Council's policies in their emerging Local Plan including the setting of local pitch/plot targets and the allocation of sites/yards to meet identified accommodation needs.

8.10 ORS recommend that Gypsies and Travellers and Travelling Showpeople Local Plan Policies should give consideration to addressing need from households that meet the 2024 PPTS planning definition through the allocation of new pitches or plots – or equivalents; through the intensification or expansion of the existing sites and yards where need has been identified (see Recommendation 11 for Gypsies and Travellers regarding the

consideration of a PDA) ; and through consideration of granting planning permission for any temporary and unauthorised sites or yards where this is felt to be appropriate in relation to relevant Development Management Policies.

8.11 The Council should also put in place a Criteria-Based Local Plan Policy (as suggested in Paragraph 11 in the PPTS) to manage the need from Undetermined Households, as well as to deal with any potential windfall applications, potential need from in-migration, or any need arising from bricks and mortar.

Gypsies and Travellers

8.12 For the GTAA period 2025/26 to 2044/45, there is a need for:

- 177 pitches for Gypsy and Traveller households that meet the 2024 PPTS planning definition.
- 29 pitches for Undetermined Gypsy and Traveller households.

8.13 Taking into consideration all of the elements of need that have been assessed in this GTAA, together with the assumptions on need from Undetermined Households, the table below sets out the number of pitches that will need to be addressed.

8.14 Total need from Gypsy and Traveller households that meet the 2024 PPTS planning definition is for 177 pitches between 2025 and 2044, and total need from Undetermined Households is for 29 pitches between 2025 and 2044.

8.15 Figure 17 below breaks total need down by:

- Households that meet the planning definition.
- Undetermined Households.

8.16 Need from households that meet the planning definition will need to be addressed through a Gypsy and Traveller Local Plan Policy through a combination of site/pitch allocations and through a Criteria-Based Local Plan Policy; and need from Undetermined Households will have to be addressed through a Criteria-Based Local Plan Policy.

Figure 17: Total Need for Gypsy and Traveller households

Gypsies and Travellers	2025-29	2030-34	2035-39	2040-44	2025 - 2044
Meet Planning Definition (Allocations)	112	20	22	23	**177**
Undetermined (Criteria-Based Policy)	22	2	2	3	**29**
TOTAL	**134**	**22**	**24**	**26**	**206**

Recommendations – Gypsies and Travellers

1. **Pitch Content:** In general terms, need identified in a GTAA is seen as need for pitches. As set out in Chapter 4 of this report, the now withdrawn Government Guidance on *Designing Gypsy and Traveller Sites* recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for two vehicles, and a small garden area. This guidance relates primarily to the provision of pitches on public sites but can also be more broadly applied to the provision of pitches on private sites.

2. **Pitch Size:** Whilst there is no standard size for a Gypsy and Traveller pitch, there are some examples of guidance[17] at a local authority level that recommend average pitch sizes of between 320m^2 and 500m^2 but also suggest that a variety of pitch sizes – including small, medium and large pitches - can enable different sized families to be accommodated on sites (equivalent to two, three and four-bedroom houses) and can contribute to affordability.

3. **Public Sites:** For need arising from public sites the Council will need to consider the expansion or intensification of these sites, or for new sites(s), as it is unlikely that this need could be addressed through the provision of pitches on new private sites. Whilst one of the public sites in Thurrock is due to be relocated as a result of the new Thames Crossing, it is understood that this will not provide any additional capacity.

4. **Private Sites:** For need arising from private sites the Council will need to consider the expansion or intensification of these sites, or to address need through new site/pitch allocations. Where they have been identified the Council should also consider the regularisation of sites with temporary planning permission and of unauthorised sites.

5. **Alternative Approaches:** The Council should also consider alternative approaches to dealing with need from single adults and from teenagers as it is unlikely that they will need a full pitch of their own in the short to medium term. This need could be addressed through permitting additional touring caravans on existing sites/pitches which are, generally, each equivalent to the provision of a pitch, as opposed to more formally set out pitches. These approaches have been explored through the completion of a Pitch Deliverability Assessment (see Recommendation 11 below).

6. **Alternative Approaches:** The second approach to consider is for private sites occupied by larger extended family groups. Again, sites like this may be able to meet the overall accommodation needs through a combination of shared static caravans, tourers and dayrooms on existing sites – as opposed to more formally set out sites with separate pitches. It is common for conditions in Decision Notices for Travellers sites to simply place limits on the numbers and types of caravans as opposed to placing limits on the number of pitches. These approaches have also been explored through the completion of a Pitch Deliverability Assessment (see Recommendation 11 below).

7. **Undetermined Need:** The Council will also need to carefully consider how to address any potential need from Undetermined Households; from households seeking to move to Thurrock (in-migration); or from households currently living in bricks and mortar who may wish to move to a site. In terms of Local Plan Policies, the Council should continue to use or put in place Criteria-Based Local Plan Policies as suggested in the PPTS.

8. **Future Need:** Future need from new household formation could be met through natural turnover of pitches over time, or through enforcing against any pitches not found to be occupied by Gypsies or Travellers.

9. **Monitoring:** The Council should continue to monitor any changes to the site baseline through new applications and update annually a supply of specific deliverable sites to provide 5 years' worth of sites against locally set targets as required by the PPTS.

[17] Leeds City Council: *Gypsy and Traveller Site Design Guide* (2020) and East Devon District Council: *Gypsy and Traveller Site Design and Layout Guidance* (2017).

10. **Supporting Data:** Whilst the findings in this report are aggregated totals for the whole of Thurrock due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

11. **Pitch Deliverability Assessment:** The Council have completed a Pitch Deliverability Assessment (PDA) to explore in more detail the capacity of existing sites to accommodate additional pitches and/or caravans to meet identified need. The PDA has taken into account the findings of this assessment to inform emerging Local Plan policies.

Travelling Showpeople

8.17 In summary, in Thurrock, for the GTAA period 2025/26 to 2044/45, there is a need for:

- 10 plots for Travelling Showpeople households that meet the 2024 PPTS planning definition.
- 3 plots for Undetermined Travelling Showpeople households.

8.18 Note that this does not include need from yards at Buckles Lane as these will be the subject of a separate GTAA that will be published at a later date.

8.19 Taking into consideration all of the elements of need that have been assessed, together with the assumptions on need from Undetermined Households, the table below sets out the number of plots that will need to be addressed as a result of the outcomes of the GTAA.

8.20 Total need from Travelling Showpeople households that meet the 2024 PPTS planning definition is for 10 plots between 2025 and 2044, and total need from Undetermined Households is for 3 plots between 2025 and 2044.

8.21 Figure 18 below breaks total need down by:

- Households that meet the planning definition.
- Undetermined Households.

8.22 Need from households that meet the planning definition will need to be addressed through a Travelling Showpeople Local Plan Policy through a combination of yard/plot allocations and through a Criteria-Based Local Plan Policy; and need from Undetermined Households will have to be addressed through a Criteria-Based Local Plan Policy.

Figure 18: Total Need for Travelling Showpeople households

Travelling Showpeople	2025-29	2030-34	2035-39	2040-44	2025 - 2044
Meet Planning Definition (Allocations)	4	2	2	2	**10**
Undetermined (Criteria-Based Policy)	2	0	1	0	**3**
TOTAL	**6**	**2**	**3**	**2**	**13**

Recommendations - Travelling Showpeople

1. **Plot Size:** Whilst there is no standard size for a Travelling Showpeople plot, The Showmen's Guild[18] advocates an average plot size of 2,000m^2. However, this should be viewed with some caution given the

[18] The Showmen's Guild: *Travelling Showpeople's Sites – A Planning Focus* (2007).

age of the guidance. In more recent years many Showpeople have sought to diversify their working practices and often do not now need as much space for the storage or maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.

2. **Private Yards:** For need arising from private yards the Council will need to consider the expansion or intensification of these yards, or to address need through new yard/plot allocations. Where they are identified, the Council should also consider the regularisation of yards with temporary planning permission and of unauthorised yards.

3. **Undetermined Need:** The Council will also need to carefully consider how to address any potential need from Undetermined Households; from households seeking to move to Thurrock (in-migration); or from households currently living in bricks and mortar who may wish to move to a yard. In terms of the Local Plan Policies, the Council should continue to use or put in place Criteria-Based Local Plan Policies as suggested in the PPTS.

4. **Alternative Approaches:** The Council should also consider alternative approaches to dealing with need from single adults and teenagers as it is unlikely that they will need a full plot of their own in the short to medium term. This need could be addressed through permitting additional touring caravans on yards/plots. These approaches have been explored through the completion of a Pitch Deliverability Assessment (see Recommendation 7 below).

5. **Future Need:** Future need from new household formation could be met through natural turnover of plots over time, or through enforcing against plots not found to be occupied by Travelling Showpeople.

6. **Supporting Data:** Whilst the findings in this report are aggregated totals for the whole of Thurrock due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

7. **Pitch Deliverability Assessment:** The Council have completed a Pitch Deliverability Assessment (PDA) to explore in more detail the capacity of existing yards to accommodate additional plots and/or caravans to meet identified need. The PDA has taken into account the findings of this assessment to inform emerging Local Plan policies.

Recommendations – Transit Provision

1. **Overall Transit Provision:** Due to historic low numbers of encampments, it is not recommended that there is a need for a formal public transit site in Thurrock in the short-term. However, the situation relating to levels of encampments should continue to be monitored to determine if there are any increases in the number of encampments, and the nature of these encampments.

2. **Monitoring:** As well as information on the size and duration of the encampments, this monitoring should also seek to gather information from residents on the reasons for their stay in the local area; whether they have a permanent base or where they have travelled from; and whether they have any need or preference to settle permanently in the local area. This information could be collected as part of a Welfare Assessment (or similar).

3. **Review:** It is recommended that a review of the evidence base relating to encampments, including the monitoring referred to above, should be undertaken on an Essex-wide basis. This will establish whether

there is a need for investment in any new transit provision or emergency stopping places, or whether a managed approach is preferable. The Essex Planning Officers Association (EPOA) have commissioned ORS to complete a detailed study of transit needs across Essex, Southend-on-Sea, and Thurrock[19]. This is due to be completed in 2026.

4. **Short-Term Approach:** In the short-term the Council should continue to use its current approaches when dealing with encampments, and management-based approaches such as negotiated stopping agreements could also be considered.

5. **Management-Based Approaches:** The term 'negotiated stopping' is used to describe agreed short-term provision for Gypsy and Traveller caravans. It does not describe permanent 'built' transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets. Agreements are made between the Council and the (temporary) residents regarding expectations on both sides. See www.negotiatedstopping.co.uk for further information.

6. **Temporary Stopping Places:** Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold-water supply; portable toilets; sewerage disposal point and refuse disposal facilities. It is understood that regular large-scale events are unlikely to occur in Thurrock, however the Council should still be aware of temporary arrangements that could be put in place if required.

[19] See Chapter 3 for further details.

9. PITCH DELIVERABILITY ASSESSMENT (PDA)

Background

9.1 Following the completion of the assessment of need for the GTAA ORS worked with the Council to prepare a detailed Pitch Deliverability Assessment (PDA).

9.2 The objective of the PDA is to provide robust advice on the suitability, availability and deliverability of any existing private Gypsy and Traveller sites and Travelling Showpeople yards in Thurrock to meet all or a proportion of the current and future accommodation need that has been identified in the GTAA.

9.3 Footnote 4 to Paragraph 10 in the PPTS (2024) sets out 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*.

9.4 The outcomes of the PDA will assist the Council in preparing their Gypsy and Traveller Local Plan Policies.

9.5 The PDA has sought to understand the capacity of existing sites and yards to meet levels of need through a combination of desk-based research and engagement with members of the Travelling Community living on sites and yards in Thurrock.

9.6 Whilst it is only a requirement in the 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 identify whether any future need could also potentially be met on existing sites and yards.

9.7 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 planning period.

PDA Methodology

9.8 The approach used by ORS sought to complete work to identify whether any existing sites and yards in Thurrock are potentially available through intensification, or reconfiguration to provide additional Gypsy and Traveller pitches and Travelling Showmen plots to meet the accommodation needs identified in the GTAA. In addition the PDA has assessed the potential for temporary or unauthorised sites and yards to be granted planning permission.

9.9 The overall approach taken by ORS to complete the PDA in Thurrock is set out below:

- Assessment of sites and yards with full planning permission, as well as those with temporary planning permission and those that are unauthorised.
- Complete work to estimate potential capacity.

- Evaluation of sites and yards against local development management constraints.
- Assessment of sites and yards with regard to their suitability, availability, and achievability of additional pitches and plots.
- Seeking to understand the site and yard deliverability capacity of Travellers living on sites and yards in Thurrock.

9.10 Based on the experience of ORS in completing PDA's in other local authorities a 4-Stage assessment process was completed in Thurrock.

Stage 1 – Initial Review of Sites and Yards

9.11 ORS completed work to apportion need identified in the 2025 GTAA to each site and yard – including both current need in years 0-5, and future need for the remainder of the Local Plan period to 2044/45.

9.12 Following this initial work, further work was completed to determine which sites and yards had high level planning constraints that would prevent them from being taken forward to the next stage of the assessment.

9.13 A high level RAG (Red/Amber/Green) rating assessment was completed for each site and yard. As a result of the RAG rating assessment it was determined that a total of 15 'Red' Gypsy and Traveller sites would be excluded from the next stage of the PDA, and 1 'Red' Travelling Showpeople yard would be excluded from the next stage of the PDA. These were:

- Gammonfield (public site)
- Pilgrims Lane (public site)
- Ship Lane (public site)
- Beauchamp Place (private site with planning permission)
- Knightlee Lodge (private site with planning permission)
- Orchard Stables (private site with planning permission)
- Small Acres (private site with planning permission)
- The Field (Scarbella) (private site with planning permission)
- The Laurels (private site with planning permission)
- Land adjacent to Fort William Road (private site with temporary planning permission)
- Echo Farm (tolerated site for planning purposes)
- Site off Love Lane (tolerated site for planning purposes)
- St Chads North (unauthorised private site)
- St Chads South (unauthorised private site)
- The Laurels (rear of) (unauthorised private site)
- Fairacres (private Travelling Showpeople Yard)

9.14 Reasons for excluding sites and yards at this stage of the PDA included:

- Sites/yards already at full capacity with no potential for expansion or intensification.

- Adverse effects on the amenity of existing residents on the site and on surrounding pitches.
- Sites surrounded by protected landscapes and therefore extending sites is not appropriate and would be contrary to national planning policy.
- Sites that lie wholly within Flood Zones 2 and 3 and therefore, are unsuitable for additional pitches.
- Sites with outstanding enforcement actions.

9.15 A total of 6 Gypsy and Traveller sites (85 pitches) and 1 Travelling Showpeople yard (4 plots) were taken forward to the next stage of the PDA. These were:

- Manor View (private site with planning permission and unauthorised pitches)
- The Paddock (private site with planning permission)
- The Willows (private site with planning permission and unauthorised pitches)
- Lower Crescent (private site that is tolerated for planning purposes)
- Tally Ho Stables (privates site that has tolerated and unauthorised pitches, and bricks and mortar dwellings)
- Holy Lands (private unauthorised site)
- Chadfields (private Travelling Showpeople yard with planning permission)

Stage 2 – Detailed Site and Yard Assessment

9.16 ORS worked with the Council to complete a detailed Development Management Matrix for each site and yard. This explored in more detail any planning constraints that could prevent the provision of additional pitches and plots. Planning constraints that were considered included, but were not restricted to:

- Connectivity and Accessibility.
- Environment and Heritage.
- Landscape Considerations.
- Land Constraints.

Stage 3 – Engagement with Travellers

9.17 Following agreement of the Development Management Matrices with the Council, ORS sought to engage with site and yard owners, site managers and site residents to further understand the accommodation needs of the sites and yards. Furthermore, individuals were spoken with over the viability and deliverability of intensifying or reconfiguring sites and yards based on levels of identified need.

9.18 This appraisal was only completed for the 6 sites and 1 yard that were taken forward to this stage of the PDA.

Stage 4 – Capacity Findings and Site and Yard Deliverability Options

9.19 The outcomes of Stage 3 will now be discussed in more detail with Officers from the Council to determine, from a planning perspective, whether the sites/yards identified as being suitable for intensification or

reconfiguration are acceptable and deliverable (taking account of the requirements of Footnote 4 in the PPTS) to take forward for further consideration in the Local Plan process.

PDA Overall Outcomes

9.20 The PDA has sought to identify the likely proportion of current and future need identified for Gypsy and Traveller and Travelling Showpeople households in Thurrock the period to 2044/45.

9.21 Whilst this section of the GTAA only sets out the high-level outcomes from the PDA, a set of detailed Proformas have been prepared setting out in detail the outcomes for each site and yard. These can be found in **Appendix E**. This section of the GTAA does include a summary of the outcomes from the sites and yards that were assessed for the PDA

9.22 During the engagement with Travellers for the PDA a range, of generally positive responses were received, with many site and yard owners in a position to meet some or all of the need that had been identified in the GTAA.

9.23 In some cases, site and yard owners were not in a position to meet their need, and in one case a site owner confirmed that there are now additional needs due to family members moving back to Thurrock – a subsequent planning application has now been submitted. A summary of responses can be found below (these have been anonymised due to data protection requirements).

- *We can confirm that we have space available on this site to meet a proportion of identified current need and are willing to accommodate additional pitches and could deliver them immediately.*
- *Whilst there is not space to accommodate all of the current need there is space to accommodate some additional units.*
- *Whilst we would welcome planning permission for unauthorised pitches but it is unlikely that we can meet any additional current need at this point in time.*
- *There is more than enough space to meet the needs of family members moving forward and we are able and willing to meet this need.*
- *There is space on our site to meet the identified need but there is also now an additional need and planning permission has been submitted for additional pitches.*

Key Findings

9.24 Overall the high-level outcomes of the PDA suggest that 20.5% of all identified need for Gypsies, Travellers and Travelling Showpeople in the GTAA for the full plan period to 2044/45 could potentially be met on existing sites and yards in Thurrock.

9.25 When broken down for Gypsies and Travellers this drops slightly to 19.3%.

9.26 When broken down for Travelling Showpeople this rises to 41.7%.

Figure 19 – High-Level PDA Outcomes for Thurrock – Full Plan Period Need to 2044/45

	Plan Period Need (Pitches/Plots)	Plan Period Need Met (Pitches/Plots)	% Plan Period Need Met
All Traveller Households	219	45	**20.5%**
All Gypsy and Traveller Households	207	40	**19.3%**
All Travelling Showpeople Households	12	5	**41.7%**

9.27 The table below sets out the high-level outcomes of the PDA for Thurrock in relation to current 5-year need. These are broken down by:

- 5-year need from all Gypsy, Traveller, and Travelling Showpeople households that could potentially be met.
- 5-year need from all Gypsy and Traveller households that met the 2024 PPTS planning definition of a Traveller that could potentially be met.
- 5-year need from all Undetermined Gypsy and Traveller households that could potentially be met.
- 5-year need from all Travelling Showpeople households that met the 2024 PPTS planning definition of a Traveller that could potentially be met.
- 5-year need from all Undetermined Travelling Showpeople households that could potentially be met.

9.28 Overall the high-level outcomes of the PDA suggest that 30.7% of all identified 5-year need for Gypsies, Travellers and Travelling Showpeople for the full plan period to 2044/45 could potentially be met on existing sites and yards in Thurrock.

9.29 When broken down for Gypsies and Travellers this increases slightly to 33.9%.

9.30 When broken down for Travelling Showpeople this rises to 100.0%.

Figure 20 – High-Level PDA Outcomes for Thurrock – Current (5-Year) Need

	5-Year Need (Pitches/Plots)	5-Year Need Met (Pitches/Plots)	% 5-Year Need Met
All Gypsy, Traveller, and Travelling Showpeople households	140	43	**30.7%**
All Gypsy and Traveller households that met the 2024 PPTS planning definition	112	38	**33.9%**
All Undetermined Gypsy and Traveller households	23	0	**0%**
All Travelling Showpeople households that met the 2024 PPTS planning definition	4	4	**100%**
All Undetermined Travelling Showpeople households	1	1	**100%**

9.31 The table below sets out the high-level outcomes of the PDA for Thurrock in relation to future need. These are broken down by:

- Future need from all Gypsy, Traveller, and Travelling Showpeople households that could potentially be met.
- Future need from all Gypsy and Traveller households that met the 2024 PPTS planning definition of a Traveller that could potentially be met.
- Future need from all Undetermined Gypsy and Traveller households that could potentially be met.
- Future need from all Travelling Showpeople households that met the 2024 PPTS planning definition of a Traveller that could potentially be met.
- Future need from all Undetermined Travelling Showpeople households that could potentially be met.

9.32 Overall the high-level outcomes of the PDA suggest that 2.5% of all identified future need for Gypsies, Travellers and Travelling Showpeople for the period to 2044/45 could potentially be met on existing sites and yards in Thurrock.

9.33 When broken down for Gypsies and Travellers this increases slightly to 3.1%.

9.34 When broken down for Travelling Showpeople this drops to 0.0%.

Figure 21 – High-Level PDA Outcomes for Thurrock – Future Need

	Future Need (Pitches/Plots)	Future Need Met (Pitches/Plots)	% Future Need Met
All Gypsy, Traveller, and Travelling Showpeople households	79	2	**2.5%**
All Gypsy and Traveller households that met the 2024 PPTS planning definition	65	2	**3.1%**
All Undetermined Gypsy and Traveller households	7	0	**0%**
All Travelling Showpeople households that met the 2024 PPTS planning definition	6	0	**0%**
All Undetermined Travelling Showpeople households	1	0	**0%**

Detailed Findings – Sites Assessed

9.35 The table below sets out further details of the outcomes for the 6 Gypsy and Traveller sites and 1 Travelling Showpeople yard that were fully assessed during the completion of the PDA, and why the current need outcomes for the delivery of 43 pitches and plots should be considered as deliverable under the tests set out in Footnote 4 to Paragraph 10 of the PPTS (2024).

Figure 22 – High-Level PDA Outcomes for Thurrock – Current (5-Year) Need

Site Name	Deliverable current need	Available	Suitable location	Deliverable within 5 years	Notes
Manor View, Southend Road – Authorised and Unauthorised	6	Yes – existing established site	Yes – no Development Management constraints identified	Yes – no identified reasons to doubt whether pitches can be delivered	Whilst this site is at capacity a total of 6 pitches are currently unauthorised and could be granted planning permission. There is no further capacity on the site to meet any additional current or future need. It is also suspected that there are a number of non-Travellers living on this site which could free up additional space to contribute towards meeting current or future need.
The Paddock, Parkgate Road - Authorised	0	n/a	n/a	n/a	Whilst there was no current need identified on this site, the fieldwork visit for the PDA identified that there is now a need for 3 additional pitches for family members who have moved back to Thurrock. There is currently a planning application being determined for these additional

					pitches (24/01359/FUL)
The Willows, Buckles Lane – Authorised and Unauthorised	2	Yes – existing established site	Yes – no Development Management constraints identified	Yes – no identified reasons to doubt whether pitches can be delivered	Whilst this site is at capacity a total of 2 pitches are currently unauthorised and could be granted planning permission. There is no further capacity on the site to meet any additional current or future need.
Lower Crescent, Linford - Authorised	8	Yes – existing established site	Yes – no Development Management constraints identified	Yes – no identified reasons to doubt whether pitches can be delivered	The site has been in existence for over 50 years and there are over three acres of land here to meet the needs of the family. The majority of accommodation is not occupied and there is adequate space to meet the needs of the family members. As such they do not require anything from the Council and are able and willing to meet their future needs themselves.
Tally Ho Stables - Unauthorised	20	Yes – existing established site	Yes – no Development Management constraints identified	Yes – no identified reasons to doubt whether pitches can be delivered	The owner has confirmed that he would like permission for the 10 unauthorised pitches and has space available to

					deliver an additional 10 pitches.
Holy Lands, Buckles Lane - Unauthorised	2	Yes – existing established site	Yes – no Development Management constraints identified	Yes – no identified reasons to doubt whether pitches can be delivered	There is no current or future need on this site apart from the 2 unauthorised pitches that could be granted planning permission.
Chadfields – Authorised Travelling Showpeople Yard	5	Yes – existing established yard	Yes – no Development Management constraints identified	Yes – no identified reasons to doubt whether plots can be delivered	The owners have confirmed that there is sufficient land on the yard to meet current need but not to meet future need. There are a large number of non-Travellers living on this yard which could free up additional space to contribute towards meeting current or future need.
TOTAL	**43**	**(42 meet PPTS definition and 1 Undetermined)**			

Appendices

Appendix A: 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 are 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 whilst 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; and to 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.

Transit provision 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.

Unauthorised Development refers to caravans on land owned by Gypsies and Travellers and without planning permission**.**

Unauthorised Encampment refers to caravans on land not owned by Gypsies and Travellers and without planning permission.

Waiting list is a record held by the local authority or site managers of applications to live on a site.

Yard is a name often used by Travelling Showpeople to refer to a site.

Acronyms and Initials

B&M	Bricks and Mortar
GTAA	Gypsy and Traveller Accommodation Assessment
LPA	Local Planning Authority
MHCLG	Ministry for Housing, Communities and Local Government
NPPF	National Planning Policy Framework
ORS	Opinion Research Services
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
TSP	Travelling Showpeople

Appendix B: Site and Yard List

Site/Yard	Planning Status	Authorised Pitches/Plots	Unauthorised Pitches/Plots
Gypsies and Travellers			
Gammonfield	Public	21	
Pilgrims Lane	Public	22	
Ship Lane	Public	21	
Beauchamp Place, Malvern Road	Private	5	
Knightlee Lodge, Bulphan	Private	2	
Manor View, Southend Road	Private	4	
Orchard Stables, Love Lane	Private	1	
Small Acres, Herd Lane	Private	3	
The Field, Fobbing (Scarbella)	Private	1	
The Laurels, Biggin Lane	Private	5	
The Paddock, Park Gate Road	Private	1	
The Willows, Buckles Lane	Private	2	
Land adjacent to Fort William Road, Vange	Temporary	1	
Echo Farm, Mollands Lane	Tolerated		1
Lower Crescent, Linford	Tolerated		3
Site off Love Lane, Aveley (Ship Lane)	Tolerated		3
Tally Ho Stables, Biggin Lane	Tolerated		3
Holy Lands, Buckles Lane	Unauthorised		2
Manor View, Southend Road	Unauthorised		6
St Chads North	Unauthorised		5
St Chads South	Unauthorised		5
Tally Ho Stables, Biggin Lane	Unauthorised		10
The Laurels, Biggin Lane (rear of)	Unauthorised		5
The Willows, Buckles Lane	Unauthorised		2
Total Pitches		**89**	**45**
Travelling Showpeople			
Chadfields, Tilbury	TSP	4	
Fairacres, Mill Lane	TSP	3	
Total Plots		**7**	**0**
TOTAL		**96**	**45**

Appendix C: Household Interview Questionnaire

GYPSY, TRAVELLER & TRAVELLING SHOWMEN ACCOMMODATION NEEDS ASSESSMENT

Site/yard code
Pitch/plot no.
Pitch/plot location

INTERVIEWER INSTRUCTIONS:

This questionnaire should be used to record information about households that have been interviewed, either with a structured interview (where questions were asked as they are written on the questionnaire) or a semi-structured interview (where the information was gathered through discursive conversation).

Whilst not all households will be prepared to answer every question, it is important to record as much information as possible; but any information that can be provided will be used to inform the assessment. For all questions, you may prompt respondents with the available options as necessary. Please use the "Further Information and Notes" pages towards the end of the form to record any other details that could be relevant to the assessment.

If respondents provide information about other households either living on this site/yard or elsewhere, a separate Proxy Questionnaire should be used to record the information about each additional household.

INTERVIEWER: READ OUT

Good morning/afternoon/evening. My name is < > and I work for Opinion Research Services (ORS).

The Council is undertaking a Gypsy, Traveller and Travelling Showmen accommodation needs assessment in this area. They have asked ORS to try and contact every household from the Travelling Community living in their area to make sure that the needs assessment is accurate.

This important survey collects information about your accommodation on this site/yard, your own needs and needs of other members of your household, and details about your travelling. The information that you provide will help the Council better understand the accommodation needs of the Travelling Community. It will make sure that needs are properly assessed based on accurate and up-to-date information, so that the needs of every household get counted. The interview should take no more than 20 minutes, and any information that you provide will be treated in strict confidence; so, I hope that you will take part.

INTERVIEWER: READ OUT IF NECESSARY

Only ORS will see your individual answers, the information will be kept secure and confidential and only anonymised data will be sent to the Council. Any information that you provide will be processed by ORS in line with the requirements of the UK Data Protection Act and the EU General Data Protection Regulation (GDPR). For more information, please go to www.ors.org.uk/privacy

If you would like to confirm my identity, you can contact ORS on Freephone 0800 078 9786. If you would like to confirm that ORS is a genuine research practice, you can contact the Market Research Society on Freephone 0800 975 9596.

Your Current Accommodation

Q1. Are you and your household…?

INTERVIEWER: *READ OUT. CROSS ALL THAT APPLY*

- Romany Gypsy
- Irish Traveller
- English Traveller
- Scottish Gypsy or Traveller
- Welsh Gypsy
- Travelling Showman
- New Traveller
- Non-Traveller
- Prefer not to say

Q2a. How long have you lived on this site/yard?

- Less than 12 months
- 12 months but less than 2 years
- 2 years but less than 5 years
- 5 years or longer → GO TO QUESTION 3
- No answer

Q2b. Where did you previously live?

Q3a. Is this site/yard your permanent base?

- Yes → GO TO QUESTION 4
- No
- No answer

Q3b. If not, where is your permanent base?

Q4. Does your household own this site/yard, or do you rent your pitch/plot?

- Own the site/yard
- Privately rent the pitch/plot
- Public rent the pitch/plot
- Housing Association rent the pitch/plot
- No answer

Q5a. Is this site/yard suitable for the needs of your household?

- Yes → GO TO QUESTION 6
- No
- No answer

Q5b. Why do you feel that it isn't suitable?

Q6a. Do you plan to move from this site/yard within the next five years?

- Yes
- No → GO TO QUESTION 7
- No answer

Q6b Why do you plan to move?

Q6c. Where do you plan to live after you have moved?

- Elsewhere in this council area
- Another council area *WRITE IN*
- No answer

Q6d. Would you prefer to…?

- Buy a site/yard or a private pitch/plot
- Rent on a private site/yard
- Rent on a public site
- Live in Bricks and Mortar
- No answer

Travelling

Q7a. Have you or any other members of your household ever travelled away from your permanent base?

- Yes
- No → GO TO QUESTION 10
- No answer

Q7b. How many trips has your household made over the last 12 months?

Q8. What are/were the reasons for travelling from your permanent base?

- To work, including working/trading at fairs
- Visiting fairs, but not to work
- Visiting family or friends
- Holiday
- Other reasons
- No answer

INTERVIEWER: PROBE FULLY AND PROVIDE FURTHER DETAILS BELOW
If travelling for work, write in profession or trade, including frequency and length of trips
If travelling for fairs or other reasons, confirm if this involved any elements of work, and record nature of work undertaken

Please write in and continue in Notes section as necessary

Q9. Where do you usually stay?

INTERVIEWER: CROSS ALL BOXES THAT APPLY

- Council transit sites
- Private transit sites
- On the roadside
- With family or friends
- Other WRITE IN
- No answer

Q10. What are the main reasons for your household not travelling anymore?

INTERVIEWER: CROSS ALL BOXES THAT APPLY

- Settled now
- Children in school
- Ill health
- Old age
- Nowhere to stop
- No work opportunities
- Other reasons → PROVIDE DETAILS IN NOTES
- No answer

Q11a. Do you or any other members of your household plan to travel in future?

- Yes
- No → GO TO QUESTION 12
- No answer

Q11b. What will be the reasons for travelling?

INTERVIEWER: CROSS ALL BOXES THAT APPLY

- To work, including working/trading at fairs
- Visiting fairs, but not to work
- Visiting family or friends
- Holiday
- Other reasons
- No answer

Household Details

Q12. How many people are in your household, and how many separate families are there? Please count everyone that normally lives on this pitch/plot, including yourself.

number of people

number of families

For <u>each</u> person in your household please answer the following questions

Q13a. What is their relationship to you

- Husband, wife or partner
- Son or daughter (inc. stepchildren)
- Brother or sister (inc. stepsiblings)
- Mother or father (inc. stepparents
- Grandchild
- Grandparent
- Relation - other
- Unrelated

Q13b. What is their gender

- Male
- Female
- Prefer not to say

Q13c. What was their age last birthday

Q13d. Have they travelled away to work in the last 12 months

- Yes
- No

Q13e. Do they plan to travel away to work any time in the future

- Yes
- No

Repeat for each household member

Accommodation Needs

Q14a. If anyone currently living with you needs their own separate accommodation, how many pitches/plots are needed for them now, and how many will be needed within the next five years?

pitches/plots for adults needed now

pitches/plots for adults needed within 5 years

pitches/plots for 13–17-year-olds needed within 5 years

Q14b. Would they want to stay on this site/yard?

- Yes
- No – want to live elsewhere in this council area
- No – want to move to another council area
- No answer

Q15. Do you have any children or other family that are not currently living with you who need their own separate accommodation?

- Yes → PROVIDE DETAILS IN NOTES
- No
- No answer

Q15b. How many pitches/plots would they need?

Q15c. Would they want to move to this site/yard?

- Yes
- No – want to live elsewhere in this council area
- No – want to move to another council area
- No answer

Q16. If separate accommodation was needed on this site/yard, would there be…?

INTERVIEWER: READ OUT. CROSS ONE BOX ONLY

- Space available on the existing site/yard
- Potential to extend the boundary of the site/yard
- Need for space on another local site/yard
- No answer

Q17a. Do you own or are you aware of any land that has potential for new pitches/plots?

- Yes
- No → GO TO QUESTION 18
- No answer

Q17b. Where is the land and who owns it?

Q18a. Do you have any family or friends, or know anyone from the Travelling Community currently living in Bricks and Mortar who we should contact for this study?

- Yes
- No → GO TO FURTHER INFORMATION
- No answer

Q18b. Can you provide contact details for them?

INTERVIEWER: IF DETAILS REFUSED, READ OUT

If you aren't able to provide their details, please ask them to call ORS on Freephone 0800 078 9786 to make sure that their needs are counted

Further Information and Notes

Is there anything else you'd like to tell us about this site/yard, your travelling patterns and any future plans to travel, or the accommodation needs of you and your household?

Appendix D: Household Formation Rates

ORS Technical Note: Gypsy and Traveller Household Formation and Growth Rates

January 2025

Opinion Research Services, The Strand, Swansea SA1 1AF

Enquiries: 01792 535300 · info@ors.org.uk · www.ors.org.uk

© Copyright 2025

The below copyrights acknowledge the open-source data that is provided by the respective bodies and is used throughout this document

May contain Ordnance Survey data © Crown copyright and database right 2025
May contain Royal Mail data © Royal Mail copyright and database right 2025
May contain National Statistics data © Crown copyright and database right 2025
May contain public sector information licensed under the Open Government Licence v3.0

Table of Contents

INTRODUCTION **3**
Abstracts and Conclusions 3
Introduction 3

MODELLING POPULATION AND HOUSEHOLD GROWTH RATES **4**
Migration Effects 4
Population Profile 4
Birth and Fertility Rates 5
Death Rates 6
Modelling Outputs 6
Household Growth 6

CONCLUSIONS **9**

1. INTRODUCTION

Abstract and Conclusions

1.1 National and local household formation and growth rates are important components of Gypsy and Traveller Accommodation Assessments (GTAAs), but until 2013 little detailed work had been done to assess their likely scale. ORS undertook work in 2013 to assess the likely rate of demographic growth for the Gypsy and Traveller population and concluded that the figure could be as low as 1.25% per annum, but that best available evidence supports a national net household growth rate of 1.50% per annum.

1.2 This analysis was produced as a separate document in 2013 and then updated in 2015 and 2020 in light of comments from academics, planning agents and local authorities.

1.3 This current document represents an update to our findings in 2020 to consider the impact of the data from the 2021 UK Census of Population. This shows little change from the 2011 Census, so there is no change in the overall conclusions that support a national net household growth rate of 1.50% per annum.

Introduction

1.4 Compared with the general population, the relative youthfulness of many Gypsy and Traveller populations means that their birth rates are likely to generate higher-than-average population growth, and proportionately higher gross household formation rates.

1.5 However, whilst their gross rate of household growth might be high, Gypsy and Traveller communities' future accommodation needs are, in practice, affected by any reduction in the number of households due to dissolution and/or by movements in/out of the area and/or by transfers into other forms of housing.

1.6 Therefore, the net rate of household growth is the gross rate of formation minus any reductions in households due to such factors.

2. Modelling Population and Household Growth Rates

2.1 The basic equation for calculating the rate of Gypsy and Traveller population growth is relatively simple: start with the base population and then calculate the average increase/decrease by allowing for births, deaths, in-/out-migration, and household dissolution.

2.2 Nevertheless, deriving satisfactory estimates is difficult because the evidence is often tenuous – so, in this context in 2013, ORS modelled the growth of the national Gypsy and Traveller population based on the most likely birth and death rates. To do so, we supplemented the available national statistical sources with data derived from our own surveys.

Migration Effects

2.3 Population growth is affected by national net migration and local migration (as Gypsies and Travellers move from one area to another). In terms of national migration, the population of Gypsies and Travellers is relatively fixed, with little international migration.

2.4 It is in principle possible for Irish Travellers (based in Ireland) to move to the UK, but there is no evidence of this happening to a significant extent and the vast majority of Irish Travellers were born in the UK or are long-term residents.

Population Profile

2.5 The main source for the rate of Gypsy and Traveller population growth is the UK 2011 and 2021 Censuses. This is due to the ethnicity question in the 2011 Census having a new option included, 'Gypsy and Irish Traveller' was added as a specific category and this option was repeated in the 2021 Census.

2.6 Whilst non-response bias probably means that the size of the population was underestimated, the age profile the 2011 and 2021 Censuses provide is not necessarily distorted and matches the profile derived from ORS's extensive household surveys.

2.7 The 2011 Census gave a total population of 54,895 in England, whilst the 2021 Census shows a population of 67,690, which represents a 23% increase.

2.8 However, this is measuring a mixture of real population growth and greater compliance with the Census in 2021. In reality, the true population of Gypsies and Travellers in England is likely to be 200,000-250,000, so both numbers are just a sample of the overall population.

2.9 Comparing the 2011 and 2021 Census datasets, the share of the population aged under 16 years has fallen from 31.8% to 30.5%, whilst the share aged 65 years or more has risen from 3.7% to 4.9%. The older population is still likely to be an under-estimate, but the results are consistent with the pattern seen in almost all population in England of falling birth rates and rising life expectancy.

Figure 1 – Age Profile for the Gypsy and Traveller Community in England 2011 and 2021 (Source: UK Census of Population 2011 and 2021)

Age Group	People 2011	Cumulative % 2011	People 2021	Cumulative % 2021
Age 0 to 4	5,725	10.4	6,535	9.7
Age 5 to 7	3,219	16.3	3,947	15.5
Age 8 to 9	2,006	19.9	2,547	19.2
Age 10 to 14	5,431	29.8	6,404	28.7
Age 15	1,089	31.8	1,212	30.5
Age 16 to 17	2,145	35.7	2,383	34.0
Age 18 to 19	1,750	38.9	2,107	37.1
Age 20 to 24	4,464	47.1	5,074	44.6
Age 25 to 29	4,189	54.7	4,889	51.9
Age 30 to 34	3,833	61.7	5,189	59.5
Age 35 to 39	3,779	68.5	4,611	66.3
Age 40 to 44	3,828	75.5	4,386	72.8
Age 45 to 49	3,547	82.0	3,982	78.7
Age 50 to 54	2,811	87.1	3,875	84.4
Age 55 to 59	2,074	90.9	3,196	89.1
Age 60 to 64	1,758	94.1	2,423	92.7
Age 65 to 69	1,215	96.3	1,638	95.1
Age 70 to 74	905	97.9	1,432	97.3
Age 75 to 79	594	99.0	882	98.6
Age 80 to 84	303	99.6	552	99.4
Age 85 and over	230	100.0	426	100.0
Total	**54,895**		**67,690**	

Birth and Fertility Rates

2.10 The table above provides a way of understanding the rate of population growth through births. The table shows that surviving children aged 0-4 years comprise 9.7% of the Gypsy and Traveller population – which means that, on average, 1.9% of the total population was born each year (over the last 5 years). The same estimate is confirmed if we consider that those aged 0-14 comprise 28.7% of the Gypsy and Traveller population – which also means that almost exactly 2% of the population was born each year.

2.11 The total fertility rate (TFR) for the whole UK population is just below 2 – which means that on average each woman can be expected to have just less than two children who reach adulthood.

2.12 ORS know of only one estimate of fertility rates of the UK Gypsy and Traveller community, in '*Ethnic identity and inequalities in Britain: The dynamics of diversity*' by Dr Stephen Jivraj and Professor Ludi Simpson (published May 2015). The authors use the 2011 Census data to estimate the TFR for the Gypsy and traveller community as 2.75.

2.13 ORS have used our own historic survey data to investigate the fertility rates of Gypsy and Traveller women. The ORS data shows that on average Gypsy and Traveller women aged 32 years have 2.5 children (but, because the children of mothers above this age point tend to leave home progressively, full TFR's were not completed).

2.14 On this basis it is reasonable to infer an average of 3 children per woman during their lifetime, which is broadly consistent with the estimate of 2.75 children per woman derived from the 2011 Census. The 2021 Census data is fully consistent with these estimates, so no changes are required to the modelling, but the evidence that the TFR could be falling should be monitored over time.

Death Rates

2.15 Although the above data implies an annual growth rate through births of about 2%, the death rate must also be considered. Whereas the average life expectancy across the whole population of the UK is currently just over 80 years, a Sheffield University study found that Gypsy and Traveller life expectancy is about 10-12 years less than average (Parry et al (2004) '*The Health Status of Gypsies and Travellers: Report of Department of Health Inequalities in Health Research Initiative*', University of Sheffield).

2.16 Therefore, our population growth modelling in 2013 ORS used a conservative estimate of average life expectancy as 72 years – which is entirely consistent with the lower-than-average number of Gypsies and Travellers aged over 70 years in the 2011 Census (and also in ORS's own survey data).

2.17 Again, this data is fully consistent with the 2021 Census, which may be showing slight increases in life expectancy, but not sufficient to be inconsistent with the 2013 modelling.

Modelling Outputs

2.18 If a TFR of 3 and an average life expectancy of 72 years are assumed for Gypsies and Travellers, then the ORS modelling projects the population to increase by 66% over the next 40 years – implying a population compound growth rate of 1.25% per annum.

2.19 If we assume that Gypsy and Traveller life expectancy increases to 77 years by 2050, then the projected population growth rate rises to nearly 1.50% per annum. To generate an 'upper range' rate of population growth, ORS assumed an implausible TFR of 4 and an average life expectancy rising to 77 over the next 40 years – which then yields an 'upper range' growth rate of 1.90% per annum.

2.20 Given the data from the 2021 Census, the figure of 1.25% net population growth appears to be consistent with around 2% of the population being born each year and deaths accounting for around a 0.75% reduction in population.

Household Growth

2.21 In addition to population growth influencing the number of households, the size of households also affects the number. Hence, population and household growth rates do not necessarily match directly, mainly due to the current tendency for people to live in smaller childless or single person households.

2.22 Because the Gypsy and Traveller population is relatively young and has many single parent households, a 1.25%-1.50% annual population growth could yield higher-than-average household growth rates, particularly if average household sizes fall or if younger-than-average households' form.

2.23 However, whilst there is evidence that Gypsy and Traveller households already form at an earlier age than in the general population, the scope for a more rapid rate of growth, through even earlier household formation, is limited.

2.24 Based on the 2011 and 2021 Census, the tables below compare the age of household representatives in all households in England with those in Gypsy and Traveller households – showing that the latter has many more household representatives aged under-25 years. In the general England population in 2021, 2.7% of household representatives are aged 16-24, compared with 7.4% in the Gypsy and Traveller population, which is consistent with ORS's survey data.

2.25 Interestingly, in 2011, 8.7% of all Gypsy and Traveller households were aged under 25 years, but this has fallen to 7.4% in 2021. This is in line with a fall in the general population from 3.6% to 2.7%, which implies households are forming at an older age. This in turn would mean that any population growth would convert to a lower household growth as the growing population forms households at an older age.

Figure 2 – Age of Head of Household in 2011 (Source: UK Census of Population 2011)

Age of Household Representative	Households - England	% Households - England	Households – Gypsies and Travellers	% Households – Gypsies and Travellers
Age 24 and under	790,974	3.6%	1,698	8.7%
Age 25 to 34	3,158,258	14.3%	4,232	21.7%
Age 35 to 49	6,563,651	29.7%	6,899	35.5%
Age 50 to 64	5,828,761	26.4%	4,310	22.2%
Age 65 to 74	2,764,474	12.5%	1,473	7.6%
Age 75 to 84	2,097,807	9.5%	682	3.5%
Age 85 and over	859,443	3.9%	164	0.8%
Total	**22,063,368**	**100%**	**19,458**	**100%**

Figure 3 – Age of Head of Household in 2021 (Source: UK Census of Population 2021)

Age of Household Representative	Households - England	% Households - England	Households – Gypsies and Travellers	% Households – Gypsies and Travellers
Age 24 and under	608,361	2.7%	1,537	7.4%
Age 25 to 34	3,067,607	13.7%	4,278	20.6%
Age 35 to 49	5,886,110	26.2%	6,790	32.8%
Age 50 to 64	6,470,425	28.8%	5,318	25.7%
Age 65 and over	6,427,165	28.6%	2,807	13.5%
Total	**22,459,668**	**100%**	**20,730**	**100%**

2.26 The following tables shows that the proportion of single person Gypsy and Traveller households is not dissimilar to the wider population of England; but there are more lone parents and fewer couples without children, amongst Gypsies and Travellers children. This was the case in both 2011 and 2021.

Figure 4 – Household Type in 2011 (Source: UK Census of Population 2011)

Household Type	Households - England	% Households - England	Households – Gypsies and Travellers	% Households – Gypsies and Travellers
Single person	6,666,493	30.3%	5,741	29.5%
Couple with no dependent children	7,024,688	31.8%	3,167	16.3%
Couple with dependent children	4,266,670	19.3%	3,683	18.9%
Lone parent with dependent children	1,573,255	7.1%	3,949	20.3%
Lone parent: All children non-dependent	766,569	3.5%	795	4.1%
Other households	1,765,693	8.0%	2,123	10.9%
Total	**22,063,368**	**100%**	**19,458**	**100%**

Figure 5 – Household Type in 2021 (Source: UK Census of Population 2021)

Household Type	Households - England	% Households - England	Households – Gypsies and Travellers	% Households – Gypsies and Travellers
Single person	6,964,704	30.3%	6,264	28.8%
Couple with no dependent children	7,806,819	34.0%	4,411	20.3%
Couple with dependent children	4,662,429	20.3%	4,500	20.7%
Lone parent with dependent children	1,773,926	7.7%	4,634	21.3%
Lone parent: All children non-dependent	1,058,017	4.6%	1,269	5.8%
Other households	725,107	3.2%	689	3.2%
Total	**22,991,002**	**100%**	**21,767**	**100%**

2.27 The key point, though, is that since 21% of Gypsy and Traveller households are lone parents with dependent children, and up to 30% are single persons, there is limited potential for further reductions in average household size to increase current household formation rates significantly – and there is no reason to think that earlier household formations or increasing divorce rates will in the medium-term affect household formation rates.

2.28 Whilst there are differences with the general population, a 1.25%-1.50% per annum Gypsy and Traveller population growth rate is likely to lead to a household growth rate of 1.25%-1.50% per annum.

3. Conclusions

3.1 The best available evidence suggests that the net annual Gypsy and Traveller household growth rate across England is 1.50% per annum. This figure was originally derived from the 2011 UK Census of Population and ORS's own survey but is also fully consistent with the 2021 UK Census of Population.

3.2 However, whilst a national rate of 1.50% can be demonstrated, this should be adjusted accordingly to establish local rates based on the demographic breakdown of the population at a local authority level.

3.3 Evidence from previous GTAA studies completed by ORS suggest that locally derived rates can vary from 0.50% to 2.75% depending on the number of children aged under 18 in the local Traveller population.

3.4 In addition, in certain circumstances where the numbers of households and children are higher or lower than national data has identified, or the population age structure is skewed by certain age groups, it may not be appropriate to apply a percentage rate for new household formation.

3.5 In these cases, a judgement should be made on likely new household formation based on the age and gender of the children identified in local household interviews. This should be based on the assumption that 50% of households likely to form will stay in any given area and that 50% will pair up and move to another area, whilst still considering the impact of dissolution. This is based on evidence from over 170 GTAAs that ORS have completed across England and Wales involving over 7,000 household interviews.

Appendix E: Pitch Deliverability Assessment (PDA) Proformas

Site/Yard Details			
Site/Yard Reference and Name	TH094/TPDA-006/TPDA-019 – Manor View		
Appendix	Appendix F – Sites with Potential		
Ward	Corringham and Fobbing		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx. 1.1 ha	Site/Yard Ownership	Private
GTAA Planning Status	Authorised Permanent (Part) / Unauthorised (Part)		

Surrounding Land Uses	Green Belt; adjacent to residential and open countryside		
Current Number of Pitches/Plots	10 (4 authorised, 6 unauthorised)		
PPTS Planning Definition of Households			
Meet Definition	12		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Pitch Need 2025-2029 (Includes Teenage Need)	15	Of which how much is Teenage Need?	7
Total (Future) Pitch Need 2030 and Beyond	10		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Assumed suitable vehicular/pedestrian access		
Public Rights of Way	None		
Utility Connectivity	Electricity and water assumed; broadband likely available; gas not confirmed		
Environment and Heritage			
Ancient Woodland	No		
Tree Preservation Orders (TPOs)	None		

SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	No
Great Crested Newt Risk Zone	Amber
Ecology Assessment	Assumed low ecological value
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None within 205m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Urban fringe – South Essex Farmland
Land Constraints	
Green Belt	Yes
Previously Developed Land	Partially
Agricultural Land Classification	Grade 3
Flood Zone 2 or 3	Flood Zone 2

Critical Drainage Area	No
Groundwater Protection Zone	Yes
Aquifer	No
Archaeological Potential	Moderate
Minerals Safeguarding Area	Yes
Contaminated Land	Not recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	14/00016/FUL - Change of use, for a temporary period of five years, to a four pitch Gypsy and Traveller residential site, involving the retention of an existing shed/barn and the development of three day rooms, a stable/day room block, and the siting of up to eight caravans, of which no more than four would be mobile homes, together with landscaping. - REF - Application Refused - 28.02.2014. Application allowed on appeal. 15/01236/CONDC - Discharge of conditions 2 (Restoration Scheme); 4 (Soft Landscaping); 7 (Surface Water Drainage); 8 (Foul Drainage); 9 (Refuse Storage) and 13 (External Lighting) pursuant to appeal decision APP/M1595/A/14/2217368 (Change of use for a temporary period of five years, to a four pitch Gypsy and Traveller residential site) - ADG - Advice Given - 10.12.2015 18/01132/CV - Variation of details reserved by condition no. 3 (approved plans) of appeal planning permission ref. APP/M1595/A/14/2217368 (Council ref: 14/00016/FUL -Change of use, for a temporary period of five years, to a four pitch Gypsy and Traveller residential site, involving the retention of an existing shed/barn and the development of three day rooms, a stable/day room block, and the siting of up to eight caravans, of which no more than four would be mobile homes, together with landscaping) to amend layout on plots 1 & 2, changes to fencing and tarmac hardstanding instead of gravel - REF - Application Refused - 18.02.2019 20/00408/FUL - Use of land for a four pitch gypsy/traveller site with layout comprising the siting of six mobile homes, two touring caravans, one day room and a static caravan used as a day room - REF - Application Refused - 25.06.2020

	23/01340/FUL - The use of the land for the siting of a further 9 Static Caravans for occupation by Gypsy/Traveller families (increase to 15 Static caravans in conjunction with Planning Permission 20/00408/FUL) and associated works (boundary division alterations and additional hardstanding - REF - Application Refused - 16.10.2024 Green Belt; cumulative impact; pending application
Commentary	Existing site with potential for formalisation. Located in a sensitive Green Belt area. Whilst this site is at capacity a total of 6 pitches are currently unauthorised and could be granted planning permission. There is no further capacity on the site to meet any additional current or future need. It is also suspected that there are a number of non-Travellers living on this site which could free up additional space to contribute towards meeting current or future need.
Delivery Model	Existing authorised site with limited intensification potential
Red/Amber/Green Rating	Green
Site/Yard Conclusions	
Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.'* This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **15** Total current need that evidence indicates could be met for households that meet definition: **6** Total residual current need that evidence indicates could not be met for households that meet definition: **9** Total current need for undetermined households (5 year): **0**

	Total current need that evidence indicates could be met for undetermined households: **0** Total residual current need that evidence indicates could not be met for undetermined households: **0** Total current need for all households (5 year): **15** Total current need that evidence indicates could be met for all households: **6** Total residual current need that evidence indicates could not be met for all households: **9**

Site/Yard Details			
Site/Yard Reference and Name	TH090/TPDA-011 – The Paddock		
Appendix	Appendix F – Sites with Potential		
Ward	Orsett		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx. 0.6 ha	Site/Yard Ownership	Private

GTAA Planning Status	Authorised Permanent		
Surrounding Land Uses	Green Belt; adjacent to Buckles Lane cluster and open countryside		
Current Number of Pitches/Plots	1 (authorised)		
PPTS Planning Definition of Households			
Meet Definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Pitch Need 2025-2029 (Includes Teenage Need)	0	Of which how much is Teenage Need?	0
Total (Future) Pitch Need 2030 and Beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Assumed suitable vehicular/pedestrian access via Buckles Lane		
Public Rights of Way	None intersecting site		
Utility Connectivity	Electricity and water assumed; broadband likely available; gas not confirmed		
Environment and Heritage			

Ancient Woodland	No
Tree Preservation Orders (TPOs)	None on site
SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	No designated LWS within 500m
Great Crested Newt Risk Zone	Amber – moderate risk
Ecology Assessment	Not recorded; assumed low ecological value
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None within 250m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Rural fringe – Orsett Plateau

Land Constraints	
Green Belt	Yes
Previously Developed Land	Yes – stables and hardstanding present
Agricultural Land Classification	Grade 3 - moderate quality agricultural land
Flood Zone 2 or 3	Flood Zone 2 – moderate flood risk
Critical Drainage Area	No
Groundwater Protection Zone	Yes – Source Protection Zone 2 (SPZ2)
Aquifer	No
Archaeological Potential	Moderate – adjacent to historic settlement area
Minerals Safeguarding Area	Yes – within Essex Minerals Safeguarding Zone
Contaminated Land	Not recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	24/01359/FUL | The siting of 3 additional mobile homes and 3 touring vans - Awaiting determination. (March 2026) Green Belt designation; air quality zone; proximity to residential dwellings

Commentary	Small, well-contained site with potential for limited expansion. Located within Buckles Lane cluster. Whilst there was no current need identified on this site, the fieldwork visit for the PDA identified that there is now a need for 3 additional pitches for family members who have moved back to Thurrock. There is currently a planning application being determined for these additional pitches (24/01359/FUL).
Delivery Model	Existing authorised site for intensification or extension
Red/Amber/Green Rating	Green
Site/Yard Conclusions	
Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.'* This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **0** Total current need that evidence indicates could be met for households that meet definition: **0** Total residual current need that evidence indicates could not be met for households that meet definition: **0** Total current need for undetermined households (5 year): **0** Total current need that evidence indicates could be met for undetermined households: **0** Total residual current need that evidence indicates could not be met for undetermined households: **0**

	Total current need for all households (5 year): **0** Total current need that evidence indicates could be met for all households: **0** Total residual current need that evidence indicates could not be met for all households: **0**

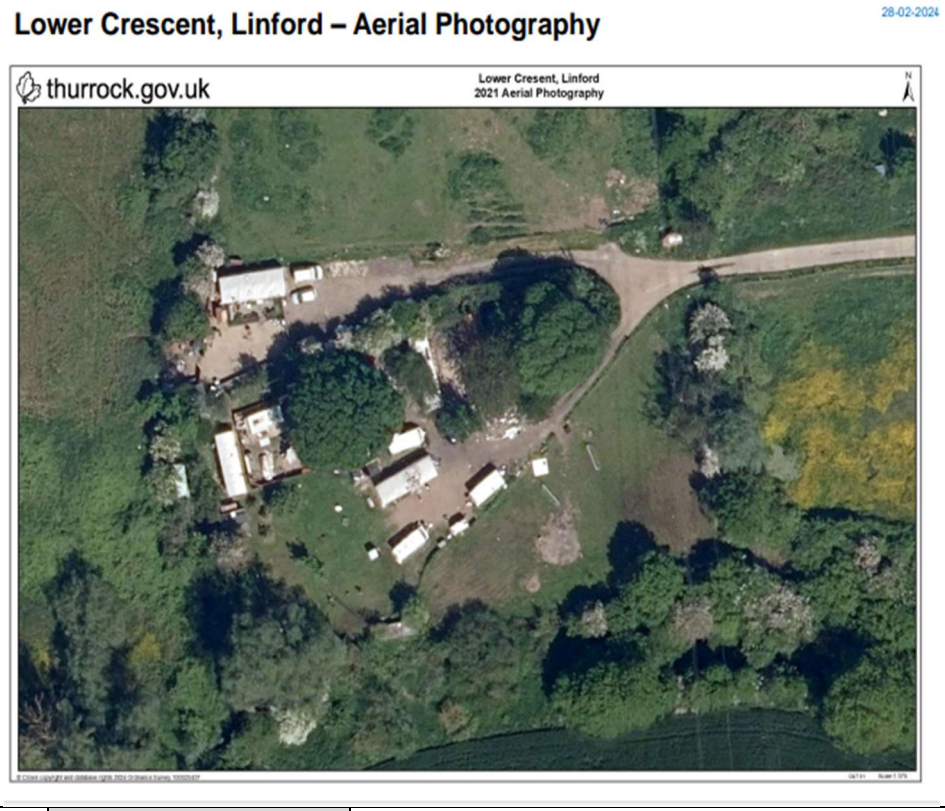
Site/Yard Details			
Site/Yard Reference and Name	TH092/TPDA-012/TPDA-024 – The Willows		
Appendix	Appendix F – Sites with Potential		
Ward	Orsett		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx. 0.8 ha	Site/Yard Ownership	Private

GTAA Planning Status	Mixed authorised/unauthorised		
Surrounding Land Uses	Green Belt; part of Buckles Lane cluster; adjacent to other Traveller sites		
Current Number of Pitches/Plots	4 (2 authorised and 2 unauthorised)		
PPTS Planning Definition of Households			
Meet Definition	4		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Pitch Need 2025-2029 (Includes Teenage Need)	8	Of which how much is Teenage Need?	4
Total (Future) Pitch Need 2030 and Beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Assumed suitable vehicular/pedestrian access via Buckles Lane		
Public Rights of Way	None intersecting site		
Utility Connectivity	Electricity and water assumed; broadband likely available; gas not confirmed		
Environment and Heritage			
Ancient Woodland	No		
Tree Preservation Orders (TPOs)	None on site		

SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	No designated LWS within 500m
Great Crested Newt Risk Zone	Amber – moderate risk
Ecology Assessment	Not recorded; assumed low ecological value
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None within 250m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Rural fringe – Orsett Plateau
Land Constraints	
Green Belt	Yes
Previously Developed Land	Yes – hardstanding and structures present
Agricultural Land Classification	Grade 3 – moderate quality agricultural land

Flood Zone 2 or 3	Flood Zone 1 – low risk
Critical Drainage Area	No
Groundwater Protection Zone	Yes – Source Protection Zone 2 (SPZ2)
Aquifer	No
Archaeological Potential	Moderate – adjacent to historic settlement area
Minerals Safeguarding Area	Yes – within Essex Minerals Safeguarding zone
Contaminated Land	None recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	No planning applications submitted. Green Belt designation; cumulative impact within Buckles Lane cluster
Commentary	Site includes unauthorised northern section; potential for formalisation subject to mitigation. Part of wider Buckles Lane community. Whilst this site is at capacity a total of 2 pitches are currently unauthorised and could be granted planning permission. There is no further capacity on the site to meet any additional current or future need.
Delivery Model	New or unauthorised Gypsy and Traveller owned site
Red/Amber/Green Rating	Green
Site/Yard Conclusions	
Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.' This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **8** Total current need that evidence indicates could be met for households that meet definition: **2** Total residual current need that evidence indicates could not be met for households that meet definition: **6** Total current need for undetermined households (5 year): **0** Total current need that evidence indicates could be met for undetermined households: **0** Total residual current need that evidence indicates could not be met for undetermined households: **0** Total current need for all households (5 year): **8** Total current need that evidence indicates could be met for all households: **2** Total residual current need that evidence indicates could not be met for all households: **6**

Site/Yard Details			
Site/Yard Reference and Name	TH103/TPDA-015 – Lower Crescent		
Appendix	N/A		
Ward	South Chafford		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx. 1.1 ha	Site/Yard Ownership	Private

GTAA Planning Status	Tolerated for planning purposes		
Surrounding Land Uses	Residential to north and west; open space to south; adjacent to Green Belt boundary		
Current Number of Pitches/Plots	3 (tolerated for planning purposes)		
PPTS Planning Definition of Households			
Meet Definition	3		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Pitch Need 2025-2029 (Includes Teenage Need)	8	Of which how much is Teenage Need?	7
Total (Future) Pitch Need 2030 and Beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Direct vehicular access via Lower Crescent; managed public site		
Public Rights of Way	None intersecting site		
Utility Connectivity	Full – electricity, water, waste services managed by site warden; broadband available		
Environment and Heritage			
Ancient Woodland	No		
Tree Preservation Orders (TPOs)	None on site		

SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	No designated LWS within 500m
Great Crested Newt Risk Zone	Amber – moderate risk
Ecology Assessment	Not recorded; assumed low ecological value due to long-standing use
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None within 250m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Urban fringe – Thames Terrace
Land Constraints	
Green Belt	No
Previously Developed Land	Yes – existing hardstanding
Agricultural Land Classification	Grade 3 – moderate quality agricultural land

Flood Zone 2 or 3	Zone 1 – low flood risk
Critical Drainage Area	No
Groundwater Protection Zone	No
Aquifer	No
Archaeological Potential	Moderate – adjacent to historic settlement area
Minerals Safeguarding Area	No
Contaminated Land	Not recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	No applications Adjacent to Green Belt; landscape sensitivity; proximity to residential edge
Commentary	Existing public Gypsy and Traveller site with 20 authorised pitches. Well-integrated into surrounding area with good access to services. Considered suitable for continued use. The site has been in existence for over 50 years and there are over three acres of land here to meet the needs of the family. The majority of accommodation is not occupied and there is adequate space to meet the needs of the family members. As such they do not require anything from the Council and are able and willing to meet their future needs themselves.
Delivery Model	Model 2 – Existing Public Site
Red/Amber/Green Rating	Green
Site/Yard Conclusions	

Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.'* This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **8** Total current need that evidence indicates could be met for households that meet definition: **8** Total residual current need that evidence indicates could not be met for households that meet definition: **0** Total current need for undetermined households (5 year): **0** Total current need that evidence indicates could be met for undetermined households: **0** Total residual current need that evidence indicates could not be met for undetermined households: **0** Total current need for all households (5 year): **8** Total current need that evidence indicates could be met for all households: **8** Total residual current need that evidence indicates could not be met for all households: **0**

Site/Yard Details			
Site/Yard Reference and Name	TH096/TPDA-017/TPDA-022/TPDA-025 – Tally Ho Stables		
Appendix	Appendix F – Sites with Potential		
Ward	Corringham and Fobbing		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx 1.1 ha	Site/Yard Ownership	Private

GTAA Planning Status	Bricks & Mortar/Tolerated/Unauthorised		
Surrounding Land Uses	Green Belt; adjacent to residential and open countryside		
Current Number of Pitches/Plots	15 (3 tolerated, 10 unauthorised, 2 bricks & mortar)		
PPTS Planning Definition of Households			
Meet Definition	15		
Undetermined	0		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Pitch Need 2025-2029 (Includes Teenage Need)	35	Of which how much is Teenage Need?	20
Total (Future) Pitch Need 2030 and Beyond	4		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Vehicular/pedestrian access assumed; requires highways check		
Public Rights of Way	None recorded (verify definitive map)		
Utility Connectivity	Electricity and water assumed available; broadband likely — provider checks needed		
Environment and Heritage			
Ancient Woodland	No		
Tree Preservation Orders (TPOs)	None recorded on the site		

SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	None recorded nearby
Great Crested Newt Risk Zone	Amber
Ecology Assessment	Assumed low–moderate; targeted surveys required
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None recorded within 250m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Urban fringe — South Essex Farmland
Land Constraints	
Green Belt	Yes
Previously Developed Land	Partially
Agricultural Land Classification	Grade 3

Flood Zone 2 or 3	No
Critical Drainage Area	No
Groundwater Protection Zone	Yes
Aquifer	Local groundwater protection present — check EA maps
Archaeological Potential	Moderate
Minerals Safeguarding Area	Yes
Contaminated Land	Not recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	No applications submitted.
Commentary	The owner has confirmed that he would like permission for the 10 unauthorised pitches and has space available to deliver an additional 10 pitches.
Red/Amber/Green Rating	Green
Site/Yard Conclusions	
Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.'*

	This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **35** Total current need that evidence indicates could be met for households that meet definition: **20** Total residual current need that evidence indicates could not be met for households that meet definition: **15** Total current need for undetermined households (5 year): **0** Total current need that evidence indicates could be met for undetermined households: **0** Total residual current need that evidence indicates could not be met for undetermined households: **0** Total current need for all households (5 year): **35** Total current need that evidence indicates could be met for all households: **20** Total residual current need that evidence indicates could not be met for all households: **15**

Site/Yard Details			
Site/Yard Reference and Name	TH095/TPDA-018 – Holy Lands		
Appendix	Appendix F – Sites with Potential		
Ward	Orsett		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx. 0.6 ha	Site/Yard Ownership	Private

GTAA Planning Status	Unauthorised		
Surrounding Land Uses	Green Belt; adjacent to Buckles Lane cluster and open countryside		
Current Number of Pitches/Plots	2 (unauthorised)		
PPTS Planning Definition of Households			
Meet Definition			
Undetermined			
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Pitch Need 2025-2029 (Includes Teenage Need)	2	Of which how much is Teenage Need?	0
Total (Future) Pitch Need 2030 and Beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Assumed suitable vehicular/pedestrian access via Buckles Lane		
Public Rights of Way	None intersecting site		
Utility Connectivity	Electricity and water assumed; broadband likely available; gas not confirmed		
Environment and Heritage			
Ancient Woodland	No		
Tree Preservation Orders (TPOs)	None on site		

SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	No designated LWS within 500m
Great Crested Newt Risk Zone	Amber – moderate risk
Ecology Assessment	Not recorded; assumed low ecological value
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None within 250m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Rural fringe – Orsett Plateau
Land Constraints	
Green Belt	Yes
Previously Developed Land	Yes – hardstanding and structures present
Agricultural Land Classification	Grade 3 – moderate quality agricultural land

Flood Zone 2 or 3	Zone 1 – low flood risk
Critical Drainage Area	No
Groundwater Protection Zone	Yes – Source Protection Zone 2 (SPZ2)
Aquifer	No
Archaeological Potential	Moderate – adjacent to historic settlement area
Minerals Safeguarding Area	Yes – within Essex Minerals Safeguarding Zone
Contaminated Land	Not recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	06/01045/FUL - Change of use from paddock with stables to paddock with stables and two caravans for residential occupation as a private Gypsy site – Approved - 17.04.2008 – temporary permission for 3 years and now lapsed. 90/01038/FUL – Stables – Refused – 08.02.1991. 91/00230/FUL – Stables – Refused - 24.05.1991. 92/00250/FUL - Use of land for siting of caravan for use by gypsy family - REF - Application Refused - 16.07.1992. 95/00355/FUL - Retention of mobile home- REF - Application Refused - 10.08.1995. 98/00724/FUL - Use of land as winter quarters - REF - Application Refused - 08.09.1998. Green Belt designation; history of enforcement; landscape sensitivity.

Commentary	Site is unauthorised with history of refusals. Located within Buckles Lane cluster but considered unsuitable for formalisation due to planning history and Green Belt impact. There is no current or future need on this site apart from the 2 unauthorised pitches that could be granted planning permission.
Delivery Model	Existing unauthorised site
Red/Amber/Green Rating	Green
Site/Yard Conclusions	
Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.'* This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **2** Total current need that evidence indicates could be met for households that meet definition: **2** Total residual current need that evidence indicates could not be met for households that meet definition: **0** Total current need for undetermined households (5 year): **0** Total current need that evidence indicates could be met for undetermined households: **0** Total residual current need that evidence indicates could not be met for undetermined households: **0**

	Total current need for all households (5 year): **2** Total current need that evidence indicates could be met for all households: **2** Total residual current need that evidence indicates could not be met for all households: **0**

Site/Yard Details			
Site/Yard Reference and Name	TH083/TPDA-026 – Chadfields (Travelling Showpeople Yard)		
Appendix	N/A		
Ward	Grays Riverside		
Site/Yard Plan			
Site/Yard Area (Ha)	Approx 0.9 ha	Site/Yard Ownership	Private

GTAA Planning Status	Permanent Travelling Showpeople Yard		
Surrounding Land Uses	Urban fringe — mixed residential, commercial and open land		
Current Number of Pitches/Plots	4 (authorised)		
PPTS Planning Definition of Households			
Meet Definition	2		
Undetermined	2		
Current and Future Pitch Needs (as identified in the published GTAA)			
Total (Current) Plot Need 2025-2029 (Includes Teenage Need)	5	Of which how much is Teenage Need?	3
Total (Future) Plot Need 2030 and Beyond	7		
Potential Development Constraints			
Connectivity and Accessibility			
Site/Yard Accessibility	Existing vehicular access suitable for site operations; highways check required for formal proposals		
Public Rights of Way	None recorded across the site (verify definitive map)		
Utility Connectivity	Existing connections likely for current use; capacity checks required for change (DNO, water company, broadband)		
Environment and Heritage			
Ancient Woodland	No		
Tree Preservation Orders (TPOs)	None recorded on the yard		

SSSI	No
SAC	No
LNR	No
Local Wildlife Sites	No
Great Crested Newt Risk Zone	Amber - targeted survey recommended if works proposed
Ecology Assessment	Baseline ecological surveys recommended for any intensification
Historic Parks & Gardens	No
Scheduled Monuments	No
Listed Buildings	None within 250m
Landscape	
National Landscape	No
Conservation Area	No
LLV	No
Landscape Character	Urban fringe — South Essex Farmland interface
Land Constraints	
Green Belt	No
Previously Developed Land	Existing operational yard / previously developed
Agricultural Land Classification	Grade 3

Flood Zone 2 or 3	Flood Zone 2 – medium risk
Critical Drainage Area	No
Groundwater Protection Zone	Yes
Aquifer	Groundwater protection indicated — confirm with EA maps
Archaeological Potential	Groundwater protection indicated — confirm with EA maps
Minerals Safeguarding Area	Yes
Contaminated Land	Not recorded
Hazardous Zone	No
Final Appraisal	
Planning History/Constraints	No planning applications have been submitted for this yard. Flood risk; minerals safeguarding; groundwater protection; proximity to residential areas
Commentary	The owners have confirmed that there is sufficient land on the yard to meet current need but not to meet future need. There are a large number of non-Travellers living on this yard which could free up additional space to contribute towards meeting current or future need.
Delivery Model	Existing TSP yard; limited scope for intensification without further assessment
Red/Amber/Green Rating	Green
Site/Yard Conclusions	
Deliverability Conclusions	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. *'…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 5 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.' This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of Need Conclusion	Total current need for households that meet definition (5 year): **4** Total current need that evidence indicates could be met for households that meet definition: **4** Total residual current need that evidence indicates could not be met for households that meet definition: **0** Total current need for undetermined households (5 year): **1** Total current need that evidence indicates could be met for undetermined households: **1** Total residual current need that evidence indicates could not be met for undetermined households: **0** Total current need for all households (5 year): **5** Total current need that evidence indicates could be met for all households: **5** Total residual current need that evidence indicates could not be met for all households: **0**