

Development Strategy

Topic Paper

Appendix 11: Meeting the accommodation needs of travellers



Greater Cambridge Local Plan

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Development Strategy Topic Paper 2026

Appendix 11: Meeting the accommodation needs of travellers

Appendix 11a: Meeting the accommodation needs of Gypsies and Travellers

Introduction

- 1.1 The [Accommodation Needs Assessment \(ANA\) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire](#) (September 2024) and its [Addendum](#) (January 2025) have concluded that for 2023/24 to 2044/45 there is:
- a minimum need for 157 additional permanent pitches for Gypsies and Travellers within South Cambridgeshire, and
 - a potential need for 2 pitches for Gypsies and Travellers within Cambridge – based on national data, but that there is no specific evidence of need.

- 1.2 The ANA reports that this identified need is distributed across the plan period as set out in Table A1 (below).

Table A1: Needs of Gypsies and Travellers from 2023/24 to 2044/45 in Greater Cambridge

Pitches	2023/24-2027/28	2028/29-2032/33	2033/34-2037/38	2038/39-2040/41	2041/42-2044/45	Total
South Cambridgeshire	41	37	30	22	27	157
Cambridge	2	0	0	0	0	2

- 1.3 The ANA makes the following recommendations for meeting the needs of Gypsies and Travellers in Greater Cambridge:
- For South Cambridgeshire: “The council should consider the following to

help meet identified residential pitch need for Gypsies and Travellers. Firstly, **turnover on existing sites**. Secondly, **regularising of sites** that are not permanently authorised. Thirdly, **additional pitch provision using existing sites**. Fourthly, **making pitches on existing sites available**. Fifthly, **sites becoming vacant through household dissolution**. Finally, **new sites** for permanent pitches identified either as standalone sites or associated with major development sites. It is also recommended that the new Local Plan has a criteria-based policy to inform future planning applications for sites.” (see paragraphs 7.27 to 7.28)

- For Cambridge: “Notwithstanding evidence in this ANA on need, additional need may arise over the plan period, for instance households moving into Cambridge. It is therefore recommended that the new Local Plan has a criteria-based policy to inform future planning applications for public and private sites.” (see paragraph 7.60)

Consideration of sources of supply

2.1 Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs of Gypsies and Travellers have been considered by the Councils, to enable them to set out within the Local Plan how they will meet the accommodation needs of Gypsies and Travellers in Greater Cambridge. The following sections set out how each potential source of supply has been considered and how many (if any) pitches this source will provide towards meeting the identified need.

2.2 Additionally, within the following sections the Councils have considered how to ensure that existing sites or pitches are retained for their existing use, and not lost to other alternative uses, to continue to provide for the accommodation needs of Gypsies and Travellers.

A. Turnover on existing sites and pitches becoming vacant through household dissolution

2.3 The ANA outlines that turnover relates to the number of pitches that are expected to become available in future on existing sites. The ANA highlights

that the turnover on the two council sites in South Cambridgeshire is very low and that although there is likely to be turnover on private sites, the ability of households to move onto private sites may be more restrictive. The ANA has therefore assumed that no pitches will become available between 2023/24 and 2040/41 through turnover on existing sites, and the Councils accept this assumption.

2.4 The ANA also outlines that pitches may become available in future due to household dissolution. Household dissolution has been assumed in the ANA where there are only singles or couples aged 65 and over living on a pitch. Arc4 have calculated that there is the potential for 16 pitches to become available through household dissolution over the period to 2040/41, based on the age profile and structures of Gypsy and Traveller households in South Cambridgeshire. Any pitches that become available through household dissolution will increase the supply at the time that they become available. If all 16 pitches were to become available evenly from year 6 onwards (2028/29 to 2040/41, 13 years), this would result in 1.2 pitches becoming available each year.

B. Regularisation of pitches (or sites) that are not permanently authorised

2.5 The ANA identifies that there are currently 16 pitches on sites within South Cambridgeshire that are not permanently authorised:

- 2 pitches on sites with lapsed planning permission – identified as Lapsed1 (1 occupied pitch) and Lapsed2 (1 occupied pitch),
- 13 pitches on sites with planning permission pending – identified as PDP1 (2 vacant pitches), PDP2 (1 occupied pitch), PDP3 (1 occupied pitch), and PDP4 (9 occupied pitches), and
- 1 pitch on an unauthorised site – identified as Unauth1 (1 vacant pitch).

2.6 It is appropriate to consider whether any of the pitches on these sites can be regularised through a permanent planning permission (or an appropriate alternative planning process) such that they can contribute towards the supply of pitches necessary to meet the identified needs of Gypsies and Travellers within

South Cambridgeshire. Officers have reviewed each of these sites to understand why these pitches are not already private authorised sites, given that many are already occupied and have been for some years.

2.7 The findings of this review are set out below:

- Lapsed1: Temporary planning permission for a pitch from October 2008 to November 2011. Occupied according to ANA, therefore potentially use is now lawful.
- Lapsed2: Temporary planning permission for a pitch from October 2011 to October 2012. Occupied according to ANA, therefore potentially use is now lawful.
- PDP1: Permanent planning permission secured in August 2024 for 2 pitches for applicant and resident dependents.
- PDP2: Application closed without a decision being made. A series of temporary planning permissions for a mobile home / caravan from April 1995 to June 2015. Occupied according to ANA, therefore potentially use is now lawful.
- PDP3: Permanent planning permission secured in November 2024 for 8 pitches for applicant and resident dependents. A new planning application is being considered for 14 pitches (rather than 8 pitches) on this site.
- PDP4: Permanent planning permission secured in June 2025 for 9 pitches for Gypsies and Travellers.
- Unauth1: Temporary planning permission for a pitch from February 2011 to February 2016. Unoccupied according to ANA, therefore unlikely to be a lawful use due to passage of time.

2.8 The resulting additional supply of pitches from these sites are included in Table A2 below. The additional supply of pitches from these sites are anticipated to be delivered within the first five year period of 2023/24 to 2027/28.

Table A2: Review of sites that are not permanently authorised

Arc4 Site Reference	Additional supply of pitches
Lapsed1	1
Lapsed2	1
PDP1	2
PDP2	1
PDP3	8
PDP4	9
Unauth1	0
Total	22

C. Additional pitch provision using existing sites

2.9 The ANA identifies that, as a result of the discussions undertaken as part of its preparation, a further 45-60 pitches could potentially be provided through intensification or expansion of private authorised sites. This information was collected as part of the household survey, and often the aspirations of the owners exceeds what can be considered to be suitable through planning processes.

2.10 Officers have considered whether there is the potential for the intensification and / or expansion of each of the sites listed in the ANA. The findings of this review, and the resulting additional supply of pitches, are set out in Table A3 below.

2.11 Officers will encourage the owners of the sites considered suitable for intensification or expansion to submit a planning application(s) for the additional pitches, and will work towards securing the relevant planning permissions. The additional supply of pitches from these sites are anticipated to be delivered within the first five year period of 2023/24 to 2027/28.

2.12 Action will continue to be undertaken to optimise the use of existing pitches. A specific policy (Policy S/AMC/GT: Optimising Gypsy and Traveller sites) has been included that relates to the optimisation of traveller sites, particularly

Chesterton Fen Road (Milton) and Smithy Fen (Cottenham).

Table A3: Review of sites considered for intensification and/or expansion

Arc4 Site Reference	Intensification?	Expansion?	Additional supply of pitches
Priv62	Yes, potential for an additional 1-2 pitches to meet family needs.	No, as this would result in encroachment of development into the countryside.	1-2
Priv54	No, as the permitted layout of the pitch utilises all available space.	Yes, permanent planning permission secured in March 2020 for 3 additional pitches, each including a mobile home, for applicant, specific occupants and resident dependents. Although some conditions have not been discharged, no enforcement action taken due to nature of conditions therefore the 3 additional pitches are considered a lawful use.	3
Priv43	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv42	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0

Arc4 Site Reference	Intensification?	Expansion?	Additional supply of pitches
Priv38	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv45	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv37	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv46 / Priv47	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv4	No, as the permitted layout of the site utilises all available space.	No, as this would result in encroachment of development into the countryside.	0
Priv5	No, as the permitted layout of the pitch utilises all available space.	No, as this would result in encroachment of development into the countryside.	0
Priv29	No, as the permitted layout of the site utilises all available space.	No, as this would result in encroachment of development into the countryside and also into the separation between pitches/sites.	0

Arc4 Site Reference	Intensification?	Expansion?	Additional supply of pitches
Priv30	Possibly, a specific policy (Policy S/AMC/GT: Optimising Gypsy and Traveller sites) will be used to consider any proposals for intensification within this site.	Possibly, a specific policy (Policy S/AMC/GT: Optimising Gypsy and Traveller sites) will be used to consider any proposals for expansion beyond existing planning permissions.	to be determined through the planning application process
Priv65	No, as the permitted layout of the site utilises all available space.	No, as this would result in encroachment of development into the countryside, the Green Belt and also into the separation between pitches/sites.	0
Total	-	-	At least 4-5 pitches

D. Making pitches on existing sites available for occupancy by Gypsies and Travellers

2.13 The ANA highlights that there are an estimated 70 pitches within South Cambridgeshire that are occupied by households that are not Gypsies and Travellers. In summer 2025, South Cambridgeshire District Council commenced a programme of work to investigate the occupancy of these pitches, and officers are continuing to gather necessary information to enable the Council to consider whether it is appropriate to take enforcement action to make these pitches available for occupancy by Gypsies and Travellers.

2.14 A number of departments within South Cambridgeshire District Council, including licensing, homelessness, revenues and benefits, and planning, are working with external partners, including Cambridgeshire Fire, Cambridgeshire Police and the Environment Agency. A new corporate group has been established working with the Planning Compliance Team to develop a way forward in the resolution of the specific issue of unauthorised caravans being sited on various pieces of land within the district for rental purposes, including on authorised Gypsy and Traveller sites. Legal advice is being sought as part of developing the course of action to be taken on these sites.

2.15 There are a number of Gypsy and Traveller sites which have clear breaches of planning conditions that the Planning Compliance Team are continuing to lead on and will therefore continue to proceed with taking appropriate action on.

However, at June 2026, the following progress has been achieved:

- planned and delivered a day of action at Chesterton Fen Road, utilising over 20 officers to visit approximately 100 caravans,
- successfully won a planning appeal following a public inquiry which requires the entirety of The Laurels (on Chesterton Fen Road) to be cleared (40 unauthorised caravans),
- served 4 enforcement notices at Chesterton Fen Road on Gypsy and Traveller sites being let to non-travellers,
- secured a high court injunction at The Orchard (on Moor Drove in

Histon) in response to large-scale unauthorised development,

- served a Temporary Stop Notice on Earith Road in response to unauthorised operational development that would have facilitated many caravans,
- increased the reputation of the Planning Compliance Team within the Council by dealing with difficult sites that have previously been left, and
- established strong working relationships with external partners, in particular Cambridgeshire Police, as part of intelligence sharing and joint working.

2.16 Any of the estimated 70 pitches that become available through enforcement action being taken will increase the supply at the time that they become available. The additional supply of pitches from these sites are anticipated to be delivered within the first ten year period of 2023/24 to 2032/33. If all 70 pitches were made available evenly throughout the remaining 7 year period from 2026/27 to 2032/33, this would result in 10 pitches becoming available each year.

E. New sites for permanent pitches identified either as standalone sites or associated with major development sites

2.17 Officers have considered whether there are any new sites for permanent pitches for Gypsies and Travellers that have been permitted since the supply of Gypsy and Traveller pitches was considered through the ANA. A permission in principle was approved in April 2026 for one pitch on land north of Meadow Road in Willingham, and it is anticipated that this pitch will be delivered within the second five year period of 2028/29 to 2032/33 as Technical Details Consent needs to be sought and the pitch needs to be constructed. A full planning application is being considered for 2 pitches on land at Station Road in Willingham.

2.18 Officers have considered whether there is any land within Greater Cambridge that is suitable, available and achievable for use as a new standalone site for Gypsy and Traveller pitches by reviewing a variety of sources:

- Housing and Economic Land Availability Assessment (HELAA): only four sites submitted through the Call for Sites highlighted Gypsy and Traveller pitches as one of the proposed uses for the site. Part of one of these sites at Melbourn has been proposed for allocation (see S/RRA: Land west of Cambridge Road, Melbourn), and the allocation provides an opportunity to provide 125 homes in a Minor Rural Centre. No suitable, available and achievable sites were identified for Gypsy and Traveller pitches.
- Homes England Land Hub: this is an interactive map that features sites in the ownership of Homes England, and where they have an intention to sell within 6 months or where the land is on the market. At June 2026, the only land shown is Phase 3B of Northstowe, which is listed as 'sold STC'.
- Other publicly owned land: officers have previously reviewed land in the ownership of Cambridgeshire County Council and South Cambridgeshire District Council, and contacted other public bodies, to identify whether any land was suitable and could be made available for Gypsy and Traveller pitches. No suitable, available and achievable sites were identified.

2.19 The Local Plan as a whole seeks to direct new homes to sustainable locations with the least climate impact, active and public transport options, and near to jobs, services and facilities, and national planning policy states that local planning authorities should very strictly limit new pitches or plots in the open countryside away from existing settlements. Strategic sites provide an opportunity to deliver Gypsy and Traveller pitches, alongside other types and tenures of housing, to ensure that new communities meet the needs of different groups in sustainable locations with access to services and facilities. It is therefore important that both allocated and unallocated strategic sites are required to provide serviced land to accommodate Gypsy and Traveller pitches so that this land use can be considered, alongside the other land uses, within the masterplanning and design process.

2.20 The adopted Cambridge and South Cambridgeshire Local Plans 2018 set out that should a need for additional Gypsy and Traveller pitches be identified, then

opportunities to deliver pitches will be sought as part of large scale new communities and significant major development sites as part of future phases of such developments (see Policies 49 and H/21). Officers have therefore considered whether there is the potential for the inclusion of one or more Gypsy and Traveller sites on each of the existing and proposed strategic sites based on the recommendations set out in Appendix 11c: Design of Gypsy and Traveller Sites.

2.21 For a number of the existing strategic sites, there are reasons why it would not be possible or appropriate to require one or more Gypsy and Traveller sites to be provided, such as:

- the development is largely or wholly completed, and there is no land available for this use,
- the outline planning permission restricts the residential use to use class C3 or only include references to market and affordable dwellings, and not other types of residential uses, or
- the development is prioritised for meeting specific needs, such as those from the University of Cambridge or the Wellcome Trust.

2.22 No Gypsy and Traveller sites are therefore being sought at:

- Orchard Park
- Land between Huntingdon Road and Histon Road (Darwin Green)
- Cambridge Southern Fringe – Trumpington Meadows, Glebe Farm, Clay Farm and Bell School
- Cambridge East – north of Newmarket Road (Marleigh) and north of Cherry Hinton (Springstead Village)
- North West Cambridge (Eddington)
- Cambourne West
- Wellcome Genome Campus expansion

2.23 However, there are existing strategic sites where the adopted planning policies

and outline planning permissions allow for Gypsy and Traveller sites to be sought, and therefore these strategic sites are being required to deliver one or more sites of 12 pitches (on approximately 1 hectare of land) either within or in close proximity to the development.

2.24 **Northstowe:** a new settlement of over 10,000 dwellings with detailed planning permissions for the majority of phase 1, detailed planning permissions for some parcels of phase 2 and outline planning permissions for the remaining phases. The adopted Northstowe Area Action Plan sets a requirement for Northstowe to be developed with a good mix of house types, sizes and tenures attractive to, and meeting the needs of, all ages and sectors of the community. The outline planning permissions for Phases 3a and 3b each include a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any other housing to provide a wide choice, type and mix of housing to meet the needs of different groups in the community. **Recommendation:** Northstowe should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.25 **Waterbeach New Town:** a new settlement of up to 11,000 dwellings, with detailed planning permissions for some parcels and outline planning permissions for the remainder. The adopted South Cambridgeshire Local Plan sets a requirement for a mix of dwelling sizes and types to achieve a balanced and inclusive community. The outline planning permissions each include a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any Gypsy and Traveller or Travelling Showpeople plots. **Recommendation:** Waterbeach New Town should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.26 **Bourn Airfield New Village:** a new settlement of approximately 3,500

dwellings with outline planning permission. The adopted South Cambridgeshire Local Plan sets a requirement for a mix of dwelling sizes and types to achieve a balanced and inclusive community. The outline planning permission includes a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any Gypsy and Traveller or Travelling Showpeople plots. **Recommendation:** Bourn Airfield New Village should provide land within it or in close proximity to it for 12 Gypsy and Traveller pitches, in the form of a site of 12 pitches.

2.27 **Cambridge East (airport):** a new city district of approximately 8,000 dwellings, and included as an allocation in this Local Plan. The allocation policy sets a requirement for a full range of homes meeting the diverse housing needs to support a mixed and balanced intergenerational community.

Recommendation: Cambridge East (airport) should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.28 **Cambourne North:** an expansion to the north of Cambourne of approximately 13,000 dwellings, and included as an allocation in this Local Plan. The allocation policy sets a requirement for a mix of dwelling sizes, types, and tenures, including affordable housing and homes to accommodate people at all stages of life, to achieve a balanced and inclusive community.

Recommendation: Cambourne North should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.29 **Land adjacent to A11 and A1307 at Grange Farm:** a new settlement of 4,500 dwellings, and included as an allocation in this Local Plan. The allocation policy sets a requirement for a mix of homes to support surrounding employment sites and the needs of future generations. **Recommendation:** Land adjacent to A11 and A1307 at Grange Farm should provide land within it or in close proximity to

it for 12 Gypsy and Traveller pitches, in the form of a site of 12 pitches.

2.30 The findings of this review of the remaining existing strategic sites and the proposed strategic sites, and the resulting additional supply of pitches, are set out in Table A4 below.

2.31 The additional supply of pitches from these strategic sites will need to be planned into the delivery of these strategic sites, taking account of when relevant infrastructure will be provided that will enable their delivery. As it is expected that some of these developments will continue to deliver beyond 2045, not all of these Gypsy and Traveller pitches are anticipated to be delivered within the plan period. It is anticipated that Gypsy and Traveller sites within strategic sites will be delivered within the second half of the plan period onwards (i.e. 2033/34 onwards).

Table A4: Sites for Gypsies and Travellers to be provided within existing and proposed strategic site allocations

Site	Supply of pitches	Anticipated delivery period
Northstowe	24	12 in 2033/34-2037/38
Waterbeach New Town	24	12 in 2038/39-2040/41
Bourn Airfield New Village	12	12 in 2033/34-2037/38
Cambridge East - airport	24	12 in 2041/42-2044/45
Cambourne North	24	12 in 2041/42-2044/45
Land adjacent to A11 and A1307 at Grange Farm	12	12 in 2041/42-2044/45
Total	120	72 between 2033/34 and 2044/45

F. Criteria-based policy

2.32 The ANA recommends that the Local Plan includes a criteria based policy that can be used for making decisions on any windfall Gypsy and Traveller pitches within Greater Cambridge. A criteria based policy is included as Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots.

G. Safeguarding existing pitches or sites

2.33 Although not specifically mentioned within the ANA, it is important that existing authorised sites or pitches for Gypsies and Travellers are retained for their existing use, and not lost to other alternative uses, to ensure that the Councils continue to provide for the accommodation needs of Gypsies and Travellers.

2.34 The ANA has identified 34 vacant pitches on private authorised sites in South

Cambridgeshire. These pitches have already been counted within the existing supply as Arc4 have stated that based on the data they collected these pitches are not being used for any other purpose, and therefore it is reasonable to assume that they are available for occupation. Arc4 have highlighted that occupation may be restricted to family members or friends.

Conclusion: meeting the identified needs and five year supply

- 3.1 The ANA and its Addendum have concluded that for 2023/24 to 2044/45 there is a need for 159 additional permanent pitches for Gypsies and Travellers within Greater Cambridge.
- 3.2 The ANA reports that this identified need is distributed across the plan period as set out in Table A5 (below).

Table A5: Needs of Gypsies and Travellers from 2023/24 to 2044/45 in Greater Cambridge

Pitches	2023/24-2027/28	2028/29-2032/33	2033/34-2037/38	2038/39-2040/41	2041/42-2044/45	Total
Greater Cambridge	43	37	30	22	27	159

- 3.3 National planning policy, as set out in [Planning Policy for Traveller Sites \(PPTS, December 2024\)](#), requires local planning authorities when producing a Local Plan to identify a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their need, and identify a supply of specific developable sites or broad locations for growth for years 6-10 and 11-15 (where possible).
- 3.4 The ANA makes recommendations for meeting the needs of Gypsies and Travellers in Greater Cambridge. Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs have been considered by the Councils (as set out above), and around 185 pitches from various sources could be provided in Greater Cambridge by the end of the

plan period (see Table A6 below), which exceeds the identified need. This includes specific deliverable sites for the first five years (sources B, C and D) and specific deliverable sites, specific developable sites and broad locations for year 6 onwards (sources A, D, E and F).

Table A6: Number of Gypsy and Traveller pitches by source of supply, with anticipated delivery period

Source of supply	Number of pitches	Anticipated delivery period	Number of pitches 2023/24 to 2044/45
A. Turnover on existing sites and pitches becoming vacant through household dissolution	16	2028/29 to 2040/41 [years 6-18]	16 (assumed to be 1.2 pitches per year)
B. Regularisation of pitches (or sites) that are not permanently authorised	22	2023/24 to 2027/28 [years 1-5]	22
C. Additional pitch provision using existing sites	at least 4-5	2023/24 to 2027/28 [years 1-5]	at least 4-5
D. Making pitches on existing sites available for occupancy by Gypsies and Travellers	up to 70	2026/27 to 2032/33 [years 4-10]	up to 70 (assumed to be 10 pitches per year)
E. New sites for permanent pitches identified either as standalone sites or associated with major development sites	121	Planning permissions: 2028/29 to 2032/33 [years 6-10] Strategic sites: 2033/34 onwards [year 11 onwards]	73
F. Criteria-based policy	unknown	-	unknown
TOTAL	around 230	-	around 185

3.5 The PPTS 2024 also sets out that the five year supply needs to be updated annually. The identified need for the first five year period of 2023/24 to 2027/28

is 43 pitches. Based on the anticipated delivery set out in Table A6 above, it is anticipated that 46 pitches will be delivered within this five year period, which equates to a supply of 5.3 years.

- 3.6 It is likely that the Local Plan will be adopted in January to March 2028, therefore looking at the second five year period of 2028/29 to 2032/33, the identified need is 37 pitches. Based on the anticipated delivery set out in Table A6 above, it is anticipated that 57 pitches will be delivered within this five year period, which equates to a supply of 7.7 years.

Appendix 11b: Meeting the accommodation needs of Travelling Showpeople

Introduction

1.1 The [Accommodation Needs Assessment \(ANA\) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire](#) (September 2024) and its [Addendum](#) (January 2025) have concluded that for 2023/24 to 2044/45 there is:

- a need for 20 additional permanent plots for Travelling Showpeople within South Cambridgeshire, and
- no specific evidence of need for Travelling Showpeople plots within Cambridge.

1.2 The ANA reports that this identified need is distributed across the plan period as set out in Table B1 (below).

Table B1: Needs of Travelling Showpeople from 2023/24 to 2044/45 in Greater Cambridge

Plots	2023/24-2027/28	2028/29-2032/33	2033/34-2037/38	2038/39-2040/41	2041/42-2044/45	Total
South Cambridgeshire	7	3	6	1	3	20
Cambridge	0	0	0	0	0	0

1.3 The ANA makes the following recommendations for meeting the needs of Travelling Showpeople in Greater Cambridge:

- For South Cambridgeshire: “The council should consider the following to help meet identified residential plot need for Travelling Showpeople. As all plots on yards are authorised there is no scope for regularisation. Although there are 5 plots that are used for storage, it is assumed that these are not available for residential occupation. Yard owners have expressed an interest in developing more plots on yards and contact details have been provided to the council. It is recommended that officers engage with yard

owners to determine the scope for additional development to meet need. It is also recommended that the new Local Plan has a criteria-based policy to inform future planning applications for yards.” (see paragraphs 8.22 to 8.25)

- For Cambridge: “It is recommended that the new Local Plan has a criteria-based policy to inform future planning applications for yards should they arise.” (see paragraph 8.29)

Consideration of sources of supply

2.1 Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs of Travelling Showpeople have been considered by the Councils, to enable them to set out within the Local Plan how they will meet the accommodation needs of Travelling Showpeople in Greater Cambridge. The following sections set out how each potential source of supply has been considered and how many (if any) plots this source will provide towards meeting the identified need.

2.2 Additionally, within the following sections the Councils have considered how to ensure that existing yards or plots are retained for their existing use, and not lost to other alternative uses, to continue to provide for the accommodation needs of Travelling Showpeople.

2.3 Officers have engaged with the Showmen’s Guild of Great Britain, which is an association for the Fairground and Show Community, to understand whether there was any interest in developing additional plots or yards within South Cambridgeshire to meet the identified need. A meeting was held in February 2025, and from this meeting officers understand that Travelling Showpeople would like:

- the flexibility to decide where a new plot or yard will be most appropriately located for them,
- any new plots or yards to be located with good access to transport corridors, and

- to own their own plots or yards.

A. Additional plot provision using existing yards

2.4 The ANA highlights that, as a result of the discussions undertaken as part of its preparation, yard owners have expressed an interest in developing more plots on the existing yards. Specific details are not provided in the ANA, however in April 2024, planning permission for an additional 8 plots within TSP2 was approved. These additional plots are anticipated to be delivered within the first five year period of 2023/24 to 2027/28.

B. Criteria-based policy

2.5 The ANA recommends that the Local Plan includes a criteria based policy that can be used for making decisions on any windfall Travelling Showpeople plots within Greater Cambridge. A criteria based policy is included as Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots.

C. Safeguarding existing plots or yards

2.6 Although not specifically mentioned within the ANA, it is important that existing yards or plots for Travelling Showpeople are retained for their existing use, and not lost to other alternative uses, to ensure that the Councils continue to provide for the accommodation needs of Travelling Showpeople.

Conclusion: meeting the identified needs and five year supply

2.7 The ANA and its Addendum have concluded that for 2023/24 to 2044/45 there is a need for 20 additional permanent plots for Travelling Showpeople within Greater Cambridge.

2.8 The ANA reports that this identified need is distributed across the plan period as set out in Table B2 (below).

Table B2: Needs of Travelling Showpeople from 2023/24 to 2044/45 in Greater

Cambridge

Plots	2023/24- 2027/28	2028/29- 2032/33	2033/34- 2037/38	2038/39- 2040/41	2041/42- 2044/45	Total
Greater Cambridge	7	3	6	1	3	20

2.9 National planning policy, as set out in [Planning Policy for Traveller Sites](#) (PPTS, December 2024), requires local planning authorities when producing a Local Plan to identify a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their need, and identify a supply of specific developable sites or broad locations for growth for years 6-10 and 11-15 (where possible).

2.10 The ANA makes recommendations for meeting the needs of Travelling Showpeople in Greater Cambridge. Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs have been considered by the Councils (as set out above), and at least 8 plots will be provided in Greater Cambridge by the end of the plan period (see Table B3 below). Although this does not meet the identified need, it is anticipated that further plots will be delivered through windfall permissions taking account of the criteria-based policy. The outstanding need is modest, and the Showmen's Guild of Great Britain have highlighted that they would like the flexibility to decide where a new plot or yard will be most appropriately located for them, and therefore relying on windfall sites to meet this outstanding need is a reasonable and proportionate response to the situation. Specific deliverable sites have been identified for the first five years (source A), and broad locations have been identified for year 6 onwards (source B).

Table B3: Number of Travelling Showpeople plots by source of supply, with anticipated delivery period

Source of supply	Number of plots	Anticipated delivery period	Number of plots 2023/24 to 2044/45

A. Additional plot provision using existing yards	8	2023/24 to 2027/28 [years 1-5]	8
B. Criteria-based policy	unknown	-	unknown
Total	8	-	8

2.11 The PPTS 2024 also sets out that the five year supply needs to be updated annually. The identified need for the first five year period of 2023/24 to 2027/28 is 7 plots. Based on the anticipated delivery set out in Table B3 above, it is anticipated that 8 plots will be delivered within this five year period, which equates to a supply of 5.7 years.

Appendix 11c: Design of Gypsy and Traveller Sites

Introduction

- 1.1 The Councils are proposing that strategic sites, such as new settlements and urban extensions, include sites for Gypsy and Traveller pitches. Strategic sites provide an opportunity to deliver Gypsy and Traveller pitches, alongside other types and tenures of housing, to ensure that new communities meet the needs of different groups in sustainable locations with access to services and facilities. New communities that accommodate both Gypsies and Travellers and the settled community allow for the different land uses to be considered in a co-ordinated and integrated manner through the masterplanning and design process.
- 1.2 To inform the requirements for Gypsy and Traveller sites within these strategic sites, it is necessary to consider:
 - what is an appropriate number of pitches for each strategic site, so that the number of pitches takes account of the circumstances of its location, by respecting the scale of the nearest settled community and by not dominating it, and
 - the amount of land required for different sizes of Gypsy and Traveller sites, taking account of the design principles for individual pitches, and also how individual pitches fit together to create a site.

Design and size of pitches and sites

- 2.1 The [Accommodation Needs Assessment \(ANA\) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire \(September 2024\)](#) highlights that there is no definitive pitch size for a Gypsy and Traveller household, but based on the principles set out in [Designing Gypsy and Traveller sites - good practice guide \(2008\)](#) Arc4 suggest that:
 - a minimum pitch size is 25m by 25m (625 square metres or 0.0625 hectares), as this would support a twin-unit chalet/mobile home (15m x

6.5m), a tourer, an amenity shed/building (5m x 4m), two vehicle spaces (minimum 2.4m x 4.8m for each space) and turning circle for vehicles, amenity space and a small garden area/play space,

- residential units need to be 3m from the pitch boundary and at least 6m apart, and
- a larger pitch of 25m by 30m (750 square metres or 0.075 hectares) would be appropriate for larger households requiring several residential units.

2.2 Although 'Designing Gypsy and Traveller sites - good practice guide' was withdrawn in September 2015, it still provides useful information relating to the consideration of the design of pitches and sites for Gypsies and Travellers. It recognises that there is no single design that is appropriate and suitable for all Gypsy and Traveller pitches, as each site will need to take into account the needs of its residents and the physical characteristics of the site itself.

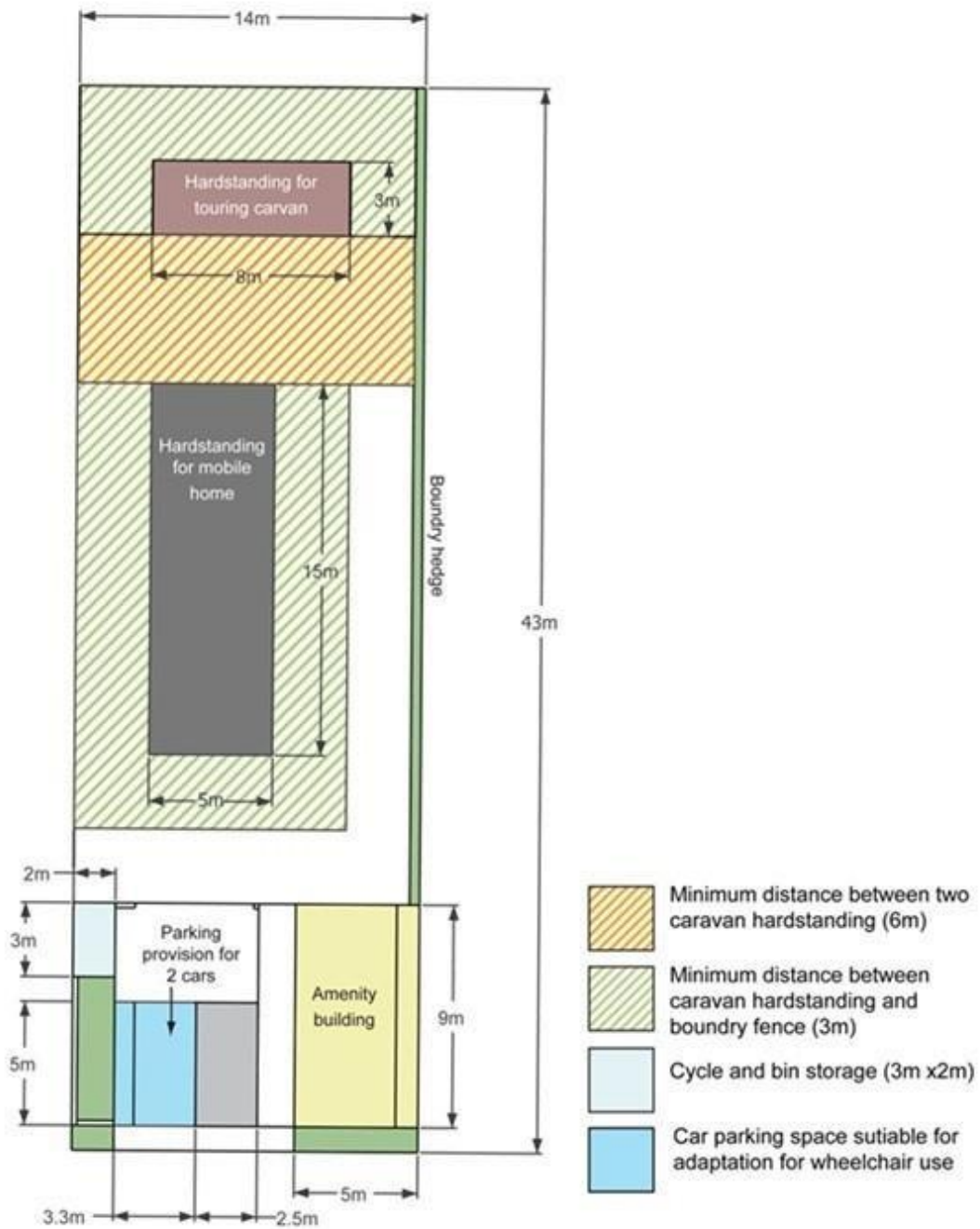
2.3 Taking this into account, a Gypsy and Traveller pitch should be designed to provide appropriate accommodation for a household, and will normally include space for the siting of a mobile home, a touring caravan, an amenity building containing kitchen and bathroom facilities, car parking and a turning circle for vehicles, and external amenity space. Consideration has been given to how these elements can be arranged within a pitch, and then how individual pitches can be combined to form a well-designed site that makes best use of land, provides privacy for individual pitches, and allows effective management. Within a site, it is expected that alongside the individual pitches, there will be an access road (sufficient for use by emergency vehicles and refuse vehicles, and also to enable the movement of mobile homes and touring caravans), visitor parking, a site managers office, and a play area.

2.4 A key consideration for both the design of individual pitches and the design of sites containing more than one pitch is the need to accommodate fire safety regulations. The majority of existing privately owned Gypsy and Traveller sites within South Cambridgeshire have a traditional design with a single point of access to the site, a linear access road through the centre of the site and pitches each side, or a linear access road along the edge of the site with

pitches on one side. This traditional design has been used to consider the amount of land required for different sizes of sites.

- 2.5 The provision of a landscape buffer around a site helps to provide privacy and amenity for residents, whilst also providing mitigation for the impact of the site on the surrounding landscape.
- 2.6 Taking all this into account, Figure C1 (below) is an illustration of a pitch of 0.06 hectares, with space for a mobile home (hardstanding of 15 metres x 5 metres), a touring caravan (hardstanding of 8 metres x 3 metres), an amenity building (9 metres x 5 metres), space for cycle parking and bin storage (3 metres x 2 metres), two car parking spaces (2.5 metres x 5 metres, and 3.3 metres x 5 metres) and a small garden area.
- 2.7 This illustration with an overall pitch size of 0.06 hectares matches that suggested by Arc4 in the ANA, and includes all the elements that Arc4 suggest should be provided for within the pitch. Although the hardstanding for the mobile home shown in this illustration is slightly narrower than suggested by Arc4 (5 metres, instead of 6.5 metres), the illustration shows that there is space for a wider hardstanding (and therefore larger mobile home) to be provided within this design without compromising the distances needed between the pitch boundary and residential units set out in fire safety regulations.

Figure C1: Illustrative layout for a pitch



2.8 Figures C2, C3 and C4 (below) are illustrations of how an individual pitch can be combined together with other pitches to create Gypsy and Traveller sites of 4, 8 or 12 pitches. Figure C5 (below) sets out the approximate land requirements for differing numbers of pitches.

Figure C2: Illustrative layout for a site of 8 pitches (with key)



-  Hardstanding for touring caravan (8m x 3m)
-  Hardstanding for mobile home (15m x 5m)
-  Amenity building (9m x 5m)
-  Cycle and bin storage (3m x 2m)
-  Approximate site area for 8 pitches: 0.7 ha
-  Pitch size (43m x 14m): 0.06 ha
-  Manager office, car parking and play area: 0.14 ha
-  Indicative visibility splay

Figure C3: Illustrative layout for a site of 4 pitches



Note: see Figure C2 for key.

Figure C4: Illustrative layout for a site of 12 pitches



Note: see Figure C2 for key.

Figure C5: Number of pitches and associated site areas

Number of pitches	Approximate site area (hectares)
4	0.5
6	0.6
8	0.7
10	0.9
12	1.0
14	1.2

Number of pitches within strategic sites

- 3.1 Planning Policy for Traveller Sites (December 2024) sets out that local planning authorities should:
- relate the number of pitches to the location of the site and the surrounding population's size and density, and
 - ensure that Gypsy and Traveller sites respect the scale of, and do not dominate, the nearest settled community.
- 3.2 There is no ideal number of pitches within a Gypsy and Traveller site, however the 'Designing Gypsy and Traveller sites - good practice guide' suggests that sites should ideally consist of up to 15 pitches unless there is clear evidence to suggest that a larger site is preferred by the proposed residents.
- 3.3 Supporting text within the adopted South Cambridgeshire Local Plan 2018 sets out that generally individual sites for Gypsies and Travellers delivered on strategic sites should be 5-10 pitches.
- 3.4 The household survey, undertaken as part of the ANA, captured views on the preferred sizes of Gypsy and Traveller sites. It records that "43 respondents stated a number; 86% said up to 10 pitches and 14% stated between 5 and 8 pitches" (paragraph 5.10) and that "4 respondents said 'any' or 'as many as possible' and 18 said they did not know" (paragraph 5.10). The ANA also captured views from stakeholders on the preferred sizes of Gypsy and Traveller sites. It records that "based on discussions with a council officer, sites can be effectively managed up to about 16 pitches as per the council managed sites in South Cambridgeshire" (paragraph 6.5) and that "often family members wish to stay close to each other but capacity of pitches and locations leave them having to go elsewhere, away from family, or living on cramped pitches" (paragraph 6.6).
- 3.5 Other local authorities have included requirements for Gypsy and Traveller pitches as part of much smaller housing developments, not just within strategic sites.

- 3.6 Within South Cambridgeshire, there are existing concentrations of Gypsy and Traveller sites within specific parishes. For each of these parishes, Gypsy and Traveller pitches make up 1.1% to 2.6% of the 'dwellings', based on the number of Gypsy and Traveller pitches permitted in the parish and Cambridgeshire County Council's mid-2023 dwelling stock estimates.
- 3.7 For strategic sites of up and including 5,000 dwellings, a Gypsy and Traveller site of 12 pitches (1 hectare) would amount to between 0.24% and 1.2% of the 'dwellings' on the site, depending on whether the site was 5,000 dwellings or 1,000 dwellings. For strategic sites of over 5,000 dwellings, two Gypsy and Traveller sites each of 12 pitches (1 hectare) would amount to 0.48% of the 'dwellings' or less, depending on the exact size of the strategic site.

Recommendations

- 3.8 The requirements for Gypsy and Traveller sites within strategic sites should be:
- a strategic site of up to 5,000 dwellings to provide 12 Gypsy and Traveller pitches (on approximately 1 hectare of land), and
 - a strategic site of over 5,000 dwellings to provide 24 Gypsy and Traveller pitches across two sites, with each site being for 12 Gypsy and Traveller pitches (on approximately 1 hectare of land).