



# **East Hampshire Five Year Supply of deliverable land for Gypsy, Traveller and Travelling Showpeople Accommodation**

**(As at 31 March 2025)**

**Published July 2025**

## 1.0 Introduction

- 1.1 Planning Policy for Traveller Sites (PPTS) 2024 sets out the Government's planning policy for Traveller sites. It should be read in conjunction with the National Planning Policy Framework (NPPF).
- 1.2 Paragraph 10 of PPTS states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. PPTS defines a Traveller for planning purposes (PPTS, Annex 1: Glossary).
- 1.3 This report sets out the five-year supply position in East Hampshire District (not including the area within the South Downs National Park) for Gypsy, Traveller and Travelling Showpeople at 31 March 2025. It will help inform the determination of planning applications where Gypsy, Traveller and Travelling Showpeople supply for pitches and/or plots is identified as a planning consideration.

## 2.0 Context

- 2.1 Current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in East Hampshire is documented in the East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2024 (GTAA). April 2024 is the base date of the GTAA. The fieldwork was completed between September 2023 and April 2024.
- 2.2 The GTAA includes a list of sites and yards that were considered in the assessment (Appendix E of the GTAA). The list is as known at a point in time. Not all provision that is made is directly relating to those sites identified on the list. New private pitches gaining planning permission can be occupied only by those meeting the conditions of the planning permission. Permission may be conditioned for occupation by a particular person/family only.
- 2.3 Note: the years period is referenced as 2024-2028, 2029-33 etc in the GTAA 2024. The base date of the GTAA is April 2024, and the year starts on 1 April 2024. As such, for the sake of calculating the five year supply, and to correlate with the base date, the years run as follows; 1 April 2024 - 31 March 2029, 1 April 2029 - 31 March 2034 etc (2024-2029, 2029-2034 etc).

Table 1 - The need for Gypsy and Traveller pitches in East Hampshire

Years	2024-29	2029-34	2034-39	2039-44	Total
No. of pitches (Meet Definition +92% Undetermined)	42	5	9	6	62

\*The GTAA 2024 predates the changes made to PPTS in Dec 2024. The need for 2 pitches that 'do not meet planning definition' identified in the GTAA 2024 has been added into 2024-29, making a total of 42.

**Table 2 - The need for Travelling Showpeople plots in East Hampshire**

Years	2024-29	2029-34	2034-39	2039-44	Total
No. of plots	44	6	2	1	53

- 2.4 Tables 1 and 2 provide the figures used for the calculation of the five year supply position.
- 2.5 For the purposes of this calculation, a site is considered completed when it is occupied, or when development works are completed to such a standard that the site is considered habitable (with or without the presence of mobile homes) or is for sale ready for occupation. Land for sale with planning permission, without development works having progressed to a habitable state, is not considered completed. Completions information is informed by visual site assessments where possible, contact with the planning agent/owner where possible and planning status (for example, a retrospective application where the site is already occupied, or a temporary permission is made permanent).

### **3.0 Conclusion**

- 3.1 As at 31 March 2025, there is 1.8 years supply of deliverable land for Gypsy and Traveller pitches ( $15 / 8.4 = 1.8$ ). There is a shortfall of 28 pitches over the next 5 years.
- 3.2 As at 31 March 2025, there is 0 years supply of deliverable land for Travelling Showpeople plots. There is a shortfall of 45 plots over the next 5 years.
- 3.3 At the date of publication of this position statement, there are 4 pending planning applications awaiting a decision, totalling 9 Traveller pitches and 0 Travelling Showpeople plots. This position statement gives no indication of the likely outcome of these applications, and they are not counted in supply. For reference, these are;
- 54919/008 Land at Forge Road, Kingsley (3 Traveller pitches) (appealed)
  - 59576 Land opposite Hillside & Hillside Lodge, Willis Lane, Four Marks (3 Traveller pitches) (appealed)
  - EHDC-24-0107-FUL Land Adjacent to Sohcahtoa, Bordon (retrospective 2 pitches)
  - EHDC-25-0454-FUL Land Adjacent to Kingsley Tennis Centre, Kingsley (1 pitch)

Table 3 - Calculation of Five Year Supply of deliverable land for Traveller Pitches

		Total	Annual
Requirement (minimum)			
A	GTAA Requirement 1 April 2024 - 31 March 2029	42	8.4
B	GTAA Requirement 1 April 2029 - 31 March 2034	5	1
C	Completions 1st April 2024 to now (1st April 2025)	1	
D	Requirement to now (1 April 2025) (1 year)	8.4	
E	Under supply (C – D)	-7.4	
F	Requirement for 5 years (1 April 2025 - 31 March 2030)	34.6	6.9
G	Requirement for 5 years (taking account of undersupply)	42	8.4
Supply			
H	Traveller pitches with planning permission not yet completed	14	
I	Total Supply (deliverable)	<b>14</b>	
Shortfall			
J	Against requirement	<b>-28</b>	
No. of years' supply			
K	Against requirement ( $15 / 8.4 = 1.8$ )	<b>1.8</b>	

**Conclusion:** As at 31 March 2025, there is 1.8 years supply of deliverable land for Traveller pitches ( $15 / 8.4 = 1.8$ ). There is a shortfall of 28 pitches over the next 5 years.

Table 4 - Explanation of Row F (Requirement for 5 years)

Calculation of requirement (1 April 2025 - 31 March 2030)		
1 April 2025 - 31 March 2029	4 x 8.4	33.6
1 April 2029 to 31 March 2030	1 x 1	1
Total		34.6

Completions (1st April 2024 to 1st April 2025)

1 pitch at 3 Briar Lodge, Willis Lane, Four Marks, Alton, GU34 5AP (56027/031) (GTAA site)

Planning permissions granted for Traveller pitches but not completed (as at 31 March 2025)

5 pitches at Stables at Bowleswood Farm, Grayshott Road, Headley Down, Bordon (Middle Common) (26218/081) (GTAA site, listed as 'Hillcrest Stables, Bordon') (commenced)

1 pitch at Land between Coombe Dell and Teazles, Alton Lane, Four Marks (58000/002) (GTAA site) (commenced)

2 pitches at The Range, Dean Field, Kingsley (GTAA site) (59763/006) (commenced)

6 pitches at The Paddocks, Station Road, Bentley (38963/004) (GTAA site) (commenced)

\*Planning permission was granted on 23 April 2025 at Hill Top Stables, Devils Lane, Liphook for 3 pitches. This is after the 31 March 2025 date of this position statement, and any supply from this permission will count in next years position statement.

6 pitches at the Paddocks, Station Road, Bentley were completed after 31 March 2025, and will count as completions in next year's 5YS.

**Table 5 - Calculation of Five Year Supply of deliverable land for Travelling Showpeople Plots**

		Total	Annual
Requirement (minimum)			
A	GTAA Requirement (1 April 2024 - 31 March 2029)	44	8.8
B	GTAA Requirement (1 April 2029 - 31 March 2034)	6	1.2
C	Completions 1 April 2024 to now (1 April 2025)	0	
D	Requirement to now (1 April 2025) (1 years)	8.8	
E	Undersupply (C – D)	-8.8	
F	Requirement for 5 years (1 April 2025 - 31 March 2030)	36.4	
G	Requirement for 5 years (taking account of undersupply)	45.2	9
Supply			
H	Travelling Showpeople plots with planning permission not yet completed	0	
I	Total Supply (deliverable)	0	
Shortfall			
J	Against requirement	-45.2	
No. of years' supply			
K	Against requirement (0 / 9 = 0)	0	

**Table 6 - Explanation of Row F (Requirement for 5 years)**

Calculation of requirement (1 April 2025 - 31 March 2030)		
1 April 2025 - 31 March 2029	4 x 8.8	35.2
1 April 2029 to 31 March 2030	1 x 1.2	1.2
Total		36.4

**Conclusion:** As at 31 March 2025, there is 0 years supply of deliverable land for Travelling Showpeople plots. There is a shortfall of 45 plots over the next five years.