
West Berkshire Gypsy and Traveller and Travelling Showpeople Accommodation 5 Year Housing Land Position Statement May 2026

1. Introduction

- 1.1 This statement sets out the five-year need in West Berkshire for Gypsy, Traveller and Travelling Showpeople at 2025. It informs the plan-making process and the determination of planning applications and appeals.
- 1.2 Planning Policy for Traveller Sites (PPTS) 2024 sets out the Government's planning policy for Traveller sites. Paragraph 10 of the PPTS requires local planning authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets.
- 1.3 The PPTS needs to be read alongside the National Planning Policy Framework (NPPF), which was published in December 2024. Paragraphs 61 to 63 identify that in supporting the Government's objective of boosting housing supply a suitable amount of land needs to come forward, and that the needs of groups of specific housing requirements are addressed. This includes travellers.
- 1.4 The PPTS 2024 has been updated to engage the provisions of paragraph 11(d) of the NPPF should an LPA not be able to demonstrate an up-to-date five year supply of deliverable sites. As outlined in paragraph 11d states that, in the context of decision taking:

'd) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

Footnote 7 relates to habitats sites (and those listed in paragraph 194 of the Framework) and/or designated as Sites of Special Scientific Interest; land designated as Green belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75 of the Framework); and areas at risk of flooding or coastal change.

- 1.5 The effect of this update to the NPPF is to bring the consideration of the 5 year supply in line with the approach taken to 'mainstream' housing developments and provide an indication of whether there are sufficient sites.

2. Definitions

- 2.1 Section 8 of the Housing Act 1985 (as amended by Section 124 of the Housing and Planning Act 2016) includes a duty for local authorities to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed. The Equality Act 2010 protects Romany Gypsies and Irish Travellers as ethnic groups of protected characteristics for whom 'culturally suitable' housing should be provided.
- 2.2 The PPTS defines 'Gypsy and Traveller' in Annex 1 as: *'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.'*
- 2.3 The PPTS defines 'travelling showpeople' in Annex 1 as: *'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.'*
- 2.4 The definitions were updated in December 2024, and previously in December 2023, partly in recognition of the Lisa Smith v Secretary of State for Levelling Up, Communities and Housing [2022] EWCA Civ 1391 case. The effect of the 2024 definition update is to increase inclusivity.

3. Need and Supply of Gypsy and Traveller Sites

Need:

- 3.1 Paragraph 10 of the PPTS outlines 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.

The PPTS explains, at in footnote 4 to paragraph 10a) 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'*.
- 3.2 The West Berkshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (GTAA) was undertaken in 2019, and refreshed in 2021. The 2021 refresh is a re-examination of evidence and renewed fieldwork.
- 3.3 The GTAA 2021 identifies a need for 30 additional pitches between 2021 and 2038, which is divided into 13 pitches needed between 2021 and 2026, and 17 pitches between 2027 and 2038.

Supply

- 3.4 The West Berkshire Local Plan Review 2023-2041 (LPR) was adopted in June 2025. Policy DM20 sets out the policy for Gypsies, Travellers and Travelling Showpeople. The following table in the supporting text sets out the pitch requirement and supply (table 7 in the supporting text to Policy DM20):

Table 1 Permanent pitches 1 April 2021 to 31 March 2038

Additional permanent pitches required 1 April 2021 to 31 March 2038	30
Additional permanent pitches planned for 1 April 2021 to 31 March 2023, with planning application reference:	
• <i>New Stocks Farm, Paices Hill, Aldermaston (22/00120/FUL)</i>	8
• <i>Four Houses Corner, Padworth (23/01552/REG3)</i>	1
• <i>Ermin Street, Lambourn Woodlands (21/02045/FUL)</i>	1
Total pitches planned for 2021-2023	10
Permanent pitches required 1 April 2023 to 31 March 2038	20

- 3.5 1 pitch is counted at Four Houses Corner, Padworth, as planning permission was approved for 17 pitches, representing an increase in supply by 1 pitch, in addition to the 16 pitches already counted in the supply. Additionally, the New Stocks Farm, Paices Hill site remains an allocated site in the Local Plan Review for 8 pitches (Policy RSA28), and Policy DM20 prioritises the site for development and safeguards the use. 1 pitch was permitted retrospectively on land at Ermin Street, Lambourn Woodlands.
- 3.6 Table 1 above sets out the position up to 31 March 2023. From 1 April 2023 further pitches have gained planning permission, as set out in Table 2 below:

Table 2 Permanent pitches permitted since 1 April 2023

Additional permanent pitches permitted since 1 April 2023, with planning application reference	
• <i>Land west of pumping Station, Enborne Row (22/01899/FUL)</i>	2
• <i>Land south of Abbottswood, Newtown Road, Newbury (23/01045/FUL)</i>	1
• <i>Land at Mount Pleasant Farm, Enborne Row (24/01999/FUL)</i>	1
• <i>Land south of Sandhill, Hamstead Norreys Road, Hermitage (23/00815/FUL)</i>	5
Total pitches	9
Permanent pitches required 2 April 2023 to 31 March 2038	11

- 3.7 Pre-commencement conditions are in the process of being discharged for the site at Mount Pleasant Farm, and the site is considered deliverable. The sites at Abbottswood, Newtown Road, and at Sandhill, Hermitage have been developed. The site at pumping station, Enborne Row has had one pitch developed. There is an ongoing planning situation at the remaining pitch with regards to a partly constructed dayroom. However, the permission has now been implemented as one pitch has been developed, and there is therefore no evidence to suggest the site is not deliverable.
- 3.8 There have been no losses of existing pitches since the GTAA 2021.
- 3.9 At the time of writing there are currently three unauthorised sites at Reading Road, Aldermaston, and at Maidenhatch, Pangbourne (two separate sites). These are subject to active enforcement operations.

The 5 Year Period

- 3.10 In determining the appeal for the site at land south of Sandhill, Hampstead Norreys Road, Hermitage, the Inspector determined the 5 year period to be between 1 April 2024 and 31 March 2029. This decision was made in July 2025. As a year has passed since the Inquiry, the Council has reviewed the 5 year period, which is 1 April 2025 to 31 March 2030.

5 Year Supply Position

- 3.11 The updated 5 year need position is set out in Table 3 below:

Table 3 5 year need position

Year	GTAA need 1 April 2025-31 March 2030
2025/26	13
2026/27	1
2027/28	1
2028/29	1
2029/30	1
Total	17

- 3.12 The need is derived from the evidence contained within the GTAA 2021. Table 6.3 of the GTAA 2021 (below) sets out the pitch need between 2021 and 2038. As a note, as the definition of 'Gypsies and Travellers' has been updated in the PPTS 2024 the 'cultural' need has been taken as overall need. The 13 pitches identified for 2025/26 in Table 3 represent the cumulative need arising between 2021 and 2026. For the remainder of the 5 year period there is a need of 1 pitch per year, reflecting row B of table 6.3 in the GTAA, which identified 5 pitches are required between 2026 and 2031.

Table 6.3 Plan period Gypsy and Traveller pitch need 2021/22 to 2037/38		
	Cultural need	Of which: PPTS need
5yr Authorised Pitch Shortfall (2021/22 to 2025/26) (A)	13	9
Longer-term need		
<i>Over period 2026/7 to 2030/31 (B)</i>	5	3
<i>Over period 2031/32 to 2035/36(C)</i>	9	6
<i>Over period 2036/37 to 2037/38(D)</i>	3	2
<i>Longer-term need TOTAL to 2037/38 (13 years) E=(B+C+D)</i>	17	11
NET SHORTFALL 2021/22 to 2037/38 (A+E) (17 years)	30	20

From West Berkshire GTAA 2021

- 3.13 The 5 year requirement for the period 1 April 2025 to 31 March 2030 is 17 pitches. The supply, from the total of permitted pitches in Tables 1 and 2, is 19 pitches. Thus, the Council can demonstrate a 5 year supply of Gypsy and Traveller pitches when measured against the need expressed in the GTAA.
- 3.14 There remains a longer term unmet need of 11 pitches, up to 2038.

4. 5 Year Supply of Travelling Showperson Sites

Need

- 4.1 The GTAA 2021 acknowledged that a site for a Travelling Showperson's yard was allocated in the 2017 Housing Site Allocations Development Plan Document (HSA DPD) for 24 plots at Long Copse Farm, Enborne. The HSA DPD formed part of the previous local plan. The GTAA identified that there was no additional need for Travelling Showperson's yards identified across the district. The GTAA recommended the existing yard at Long Copse Farm is safeguarded for Travelling Showperson use.

Supply

- 4.2 Policy DM20 of the LPR outlines that 24 plots are allocated at Long Copse Farm, Enborne, for use by Travelling Showpeople, enabling a residential and operational base for staff and families associated with the Circus. The site allocation policy is RSA29.

5 Year Supply Position

- 4.3 When considering the PPTS' definition of deliverable, within paragraph 2.1 above, the site at Long Copse Farm complies with the definition. The site is allocated under Policy RSA29 of the LPR and a planning application (reference 23/02596/FULMAJ) is currently pending consideration. The site is available now, is a suitable location for such development (evidenced by its allocation), and subject to the grant of planning permission, is achievable with a reasonable prospect that the site will be delivered in 5 years. Thus, the Council can demonstrate a 5 year supply of Travelling Showperson sites.

5. Current and future Local Plan and evidence base

- 5.1 The LPR includes the site allocations at New Stocks Farm, Paices Hill, Aldermaston under Policy RSA28, for Gypsies and Travellers and at Long Copse Farm, Enborne under Policy RSA29, for Travelling Showpeople. Policy DM20 provides a generic policy for planning applications for Gypsies and Travellers and Travelling Showpersons. The policy assists applicants in identifying suitable sites and the level of information required to be submitted with a planning application.
- 5.2 The Council is embarking on a new Local Plan, to be planned under the new Gateway system of Plan making. A 'Call for Sites' exercise was undertaken between 2 February and 13 April 2026. No sites for Gypsies and Travellers or Travelling Showpeople were submitted. Previous 'call for sites' exercises, including a focused one solely for the travelling community, have similarly not yielded any responses, apart from the site at Mount Pleasant Farm which now benefits from planning permission. The evidence base will be reviewed and updated as required.