

VALE OF GLAMORGAN
REPLACEMENT LOCAL DEVELOPMENT PLAN
2021 - 2036

GYPSIES AND TRAVELLERS

November 2025



BACKGROUND PAPER - BP11A

RLDP

CDLN



Executive Summary

- i. This purpose of this paper is to provide details of how the Vale of Glamorgan Council has considered the needs for Gypsy and Traveller accommodation as set out in the Council's most recent Gypsy and Traveller Accommodation Assessment (June 2022) and to explain the rationale behind the Council's approach to the provision of gypsy and traveller sites to meet the identified need in the Replacement Local Development Plan 2021-2036.
- ii. Part 3 of the Housing (Wales) Act 2014 places a duty on local authorities to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) and to make provision for sites where the assessment identifies an unmet need for mobile home pitches.
- iii. The Vale of Glamorgan GTAA was prepared on behalf of the Council by Opinion Research Services (ORS) and provides an evidence base to enable the Council to comply with its requirements under the Housing (Wales) Act 2014 and is a robust and up-to-date assessment of the accommodation needs of Gypsies and Travellers residing in the Vale of Glamorgan for the Replacement Local Development Plan (RLDP) period 2021-2036.
- iv. The GTAA has a baseline date of February 2022 and was completed in June 2022 and was approved by the Council on the 19th January 2023 (Minute C199 refers).
- v. As required by s102 of the Housing (Wales) Act 2014, the approved GTAA was submitted to the Welsh Government in March 2023 for formal approval and following responses to clarification queries from the Welsh Government, was resubmitted in February 2024 and formally approved by the Cabinet Secretary for Culture and Social Justice on the 19th June 2024.
- vi. Welsh Government Guidance requires two assessments of need to be identified through the GTAA, one for the first 5 years of the GTAA period to 2026, and for second the full RLDP period to 2036.
- vii. Based upon the evidence collected through the latest GTAA, the estimated additional pitch provision required for Gypsies and Travellers in the Vale of Glamorgan for the first 5 years of the GTAA study period to 2026 is for 9 pitches and the need for the remainder of the replacement LDP period is for a further 2 pitches which gives a total need of 11 pitches by the end of the RLDP period to 2036 and were made up of a combination of unauthorised pitches; over-crowding; movement from bricks and mortar; and forecast new household formations because of children turning 18 during the plan period.
- viii. Notwithstanding the content of the GTAA, the background paper considers the changes that have occurred since the GTAA was finalised. These include changes to the status of gypsy and traveller sites which were subject to planning

applications and under consideration by the Council at the time the GTAA was prepared, and changes that have occurred to site ownerships and subsequent family group make up, especially the ages of children resident at identified sites.

- ix. In this regard, the background paper identifies a revised short-term to medium term need of 1 pitch to 2026 resulting from a known household currently in bricks and mortar accommodation with 2 children at pre-school ages. Along with this short to medium term need the background paper also identifies a revised longer-term need to the end of the RLDP period of 7 pitches resulting from changes to the age profile of children at known gypsy and traveller sites within the Vale of Glamorgan.
- x. The background paper considers these changes and proposes an approach to providing for the revised identified gypsy and traveller need within the Vale of Glamorgan through the RLDP including maintaining the current site allocation and a revised policy against which to assess future applications for gypsy and traveller sites.

1. Background

- 1.1 The Replacement Local Development Plan (RLDP) will guide development in the Vale of Glamorgan between 2021 and 2036. The RLDP will identify locations where new development, such as housing and employment will be permitted, whilst also seeking to protect other areas from development. Once adopted, inter alia, the RLDP will establish the level of growth needed within the Vale of Glamorgan over the plan period and will form the basis for decisions on individual planning applications.
- 1.2 This background paper is one of a series produced by the Vale of Glamorgan as part of the evidence base for the Deposit RLDP and sets out the Council's rationale and methodology for meeting the identified need for Gypsy and Traveller sites identified within the Council's latest Gypsy Traveller Accommodation Needs Assessment (GTAA) (June 2022) through specific allocations in the RLDP. The allocation(s) will be supplemented by a criteria-based policy that will provide for any additional need arising throughout the plan period.
- 1.3 Each background paper can be read in isolation or together to gain a wider understanding of how the policies and/or allocations in the RLDP have been developed to address issues facing the Vale of Glamorgan.

2. Introduction

- 2.1 Part 3 of the Housing (Wales) Act 2014 places a duty on local authorities to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) and to make provision for sites where the assessment identifies an unmet need for mobile home pitches.
- 2.2 Any needs identified through the GTAA process should also be included in the wider Local Housing Strategy to ensure that Gypsy and Traveller accommodation needs are mainstreamed. Completed GTAA's must be submitted to the Welsh Ministers for approval and the GTAA should be updated every 5 years as a minimum.
- 2.3 The Vale of Glamorgan GTAA was prepared on behalf of the Council by Opinion Research Services (ORS) and provides a robust and up-to-date assessment of the accommodation needs of Gypsies and Travellers residing in the Vale of Glamorgan for the Replacement Local Development Plan (RLDP) period 2021-2036 (with a baseline date for the study of February 2022).
- 2.4 The GTAA provides an evidence base to enable the Council to comply with their requirements towards Gypsies and Travellers under Part 3 of the Housing (Wales) Act 2014, and to support the Vale of Glamorgan RLDP.
- 2.5 The information contained in the GTAA is based on interviews with Gypsies and Travellers on sites and yards across the Vale of Glamorgan and identifies the accommodation needs for Gypsy and Travellers that meet the planning definition for Gypsy and Travellers as contained within Section 108 of the Housing (Wales) Act 2014 which is as follows:
 - (a) Persons of a nomadic habit of life, whatever their race or origin, including:
 - i. Persons who, on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and
 - ii. Members of an organised group of travelling show people or circus people (whether or not travelling together as such); and
 - (b) All other persons with a cultural tradition of nomadism or of living in a mobile home.
- 2.6 The Vale of Glamorgan GTAA was completed by ORS in June 2022 and approved by the Council on the 19th January 2023 (Minute C199 refers).
- 2.7 As required by s102 of the Housing (Wales) Act 2014, the approved GTAA was submitted to the Welsh Government in March 2023 for formal approval and following responses to clarification queries from the Welsh Government, was resubmitted in February 2024 and **formally approved by the Cabinet Secretary for Culture and Social Justice on the 19th June 2024**. The Cabinet Secretary's approval letter is shown at **Appendix A**.

- 2.8 The Welsh Government Guidance¹ requires 2 assessments of need, the first for the first 5 years of the GTAA period to 2026, and the second, for the full replacement LDP period to 2036. Based upon the evidence presented in the GTAA, the estimated additional pitch provision required for Gypsies and Travellers in the Vale of Glamorgan for the first 5 years of the GTAA Study period to 2026 is for 9 pitches and the need for the remainder of the replacement LDP period up to 2036 is for a further 2 pitches. This gives a total need across the life of the RLDP period to 2036 of 11 pitches.
- 2.9 The approved GTAA (June 2022) is available as RLDP Background Paper **BP11**. Further information on the make-up of the identified need and updates in respect of the GTAA are provided in Chapter 4 of the background paper.

Definition of Key Terms

- 2.10 The 2015 GTAA Guidance contains common definitions that have been used in the Guidance and that have also been used in the GTAA report. These can be found at **Appendix B** to this background paper.

¹ <https://gov.wales/sites/default/files/publications/2019-03/undertaking-gypsy-and-traveller-accommodation-assessments.pdf>

3. National Planning Policy and Legislative Context

Housing (Wales) Act 2014

- 3.1 The Housing (Wales) Act mandates that local authorities assess and meet the accommodation needs of gypsies and travellers in their areas. It places a statutory duty on each authority to undertake an assessment of the accommodation needs of Gypsies and Travellers residing in or resorting to its area. The Act requires that local authorities must prepare a report which they must submit to the Welsh Ministers for approval that:
- Details how the assessment was carried out,
 - Contains a summary of the consultation it carried out in connection with the assessment, and the responses it received to that consultation,
 - Details of the accommodation needs identified by the assessment.
- 3.2 Local authorities must undertake a GTAA at least every 5 years, although there is flexibility to undertake GTAAs more frequently if a material change in the level of need in the area has been identified. Once approved by the local authority, the GTAA must be submitted to Welsh Ministers for approval. If an approved assessment identifies need for additional pitches within an Authority's area, the Local Housing Authority has a legal duty to ensure that need is met by exercising its powers under section 56 of the Mobile Homes (Wales) Act 2013.

Mobile Homes (Wales) Act 2013

- 3.3 The GTAA Guidance sets out the requirement that local authorities must meet a legal duty to exercise their functions to provide mobile home pitches to meet any identified needs. These are set out in Section 60 of the Mobile Homes (Wales) Act 2013. In this Act 'mobile home' means:
- Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle designed or adapted for human habitation but does not include any railway rolling stock which is for the time being on rails forming part of a railway system, or any tent.
 - A structure designed or adapted for human habitation which is composed of not more than 2 sections separately constructed and designed to be assembled on a site by means of bolts, clamps, or other devices, and is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer).

Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Sites

- 3.4 The Circular reinforces that ‘The Housing (Wales) Act 2014 places a legal duty upon local authorities to ensure that the accommodation needs of Gypsies and Travellers are properly assessed and that the identified need for pitches is met. Local authorities are required to exercise their powers under section 56 of the Mobile Homes (Wales) Act 2013, as far as necessary, to ensure Gypsy and Traveller sites are provided for the unmet need’.
- 3.5 Local Authorities are advised in paragraph 38 of the Circular that ‘In deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlement boundaries with access to local services e.g., education settings, health services and shops’.
- 3.6 Paragraph 39 goes on to state that: ‘Sites in the countryside, away from existing settlements, can be considered for Gypsy and Traveller sites if there is a lack of suitable sustainable locations within or adjacent to existing settlement boundaries. In assessing the suitability of such sites, local authorities should be realistic about the availability, or likely availability, of alternatives to the car in accessing local services. Over rigid application of national or development plan policies that seek a reduction in car borne travel to effectively block proposals for any Gypsy and Traveller Site in a countryside location would be inappropriate. Sites should be considered in context and in relation to the local infrastructure, population size and density to ensure they are in proportion to local settled communities.’

Welsh Government Guidance

Undertaking Gypsy and Traveller Accommodation Assessments – Welsh Government Guidance (May 2015)

- 3.7 The Housing (Wales) Act 2014 requires local authorities to carry out an assessment of the accommodation needs of Gypsies and Travellers and to submit this to Welsh Ministers for approval. The Act places a statutory duty on local authorities to meet the needs identified in their approved Gypsy and Traveller Accommodation Assessments (GTAA).
- 3.8 The guidance sets out the best practise to assess and report on accommodation needs of resident and transient Gypsy and Traveller populations and how that assessment should be reported to Welsh Ministers.
- 3.9 In March 2025, the WG issued a consultation on updated guidance for Undertaking Gypsy and Traveller Accommodation Assessments. The Welsh Government are still considering the responses to the public consultation however the main changes proposed to the consultation included:
- Updating references to the Housing (Wales) Act 2015.
 - Updating references to the Anti-racist Wales Action Plan.

- Clarification on the descriptions of different Gypsy and Traveller sites.
- A larger focus on both assessing and meeting the communities' needs.
- Updating of a template to submit GTAAs.
- Provision of formulas to calculate need.
- A greater emphasis on consultation with Gypsy and Traveller residents.

Designing Gypsy and Traveller Sites – Welsh Government Guidance (May 2015)

- 3.10 Delivering more sites, whether public or private, is an issue for Local Authorities to address, to find local solutions for local needs. Paragraph 3.17 of the Guidance states: 'When considering locations for permanent residential sites, the preferences of community members should be included in the assessment process. However, Local Authorities are not expected to always provide sites in locations which mirror these aspirations. It is recognised other factors such as availability of land; site sustainability and achievability of planning permission will be more significant matters to consider'.
- 3.11 The Guidance also requires Local Authorities to consider the long-term impact of a concentration of pitches / sites in one part of the authority area. It is important the provision of large or multiple sites in one small area does not create spatial segregation of these communities and reduce interaction and long-term inclusion within mainstream services.
- 3.12 In February 2025, the WG issued a consultation on updated guidance for Designing Gypsy and Traveller sites. The Welsh Government are still considering the responses to the public consultation however the main changes proposed to the consultation included:
- Updating references to the Housing (Wales) Act 2015.
 - Updating references to the Anti-racist Wales Action Plan.
 - Clarification of the descriptions of different Gypsy and Traveller sites.
 - A greater emphasis on consultation with Gypsy and Traveller residents.
 - Removing any pitch minimum requirement.

Managing Gypsy and Traveller Sites – Welsh Government Guidance (May 2015) (Consultation on updated guidance 17.02.2025 – 19.05.2025)

- 3.13 The guidance has been prepared by the Welsh Government to encourage and support the sharing of good practice and consistent approaches to managing accommodation for Gypsies and Travellers. The guidance is not statutory, but it constitutes support for local authorities and others in the development and improvement of gypsy and traveller sites in Wales and compliance with the guidance will form a key consideration of the Welsh Government in providing grants in relation to gypsy and traveller sites.

3.14 In February 2025, the WG issued a consultation on updated guidance for Managing Gypsy and Traveller sites. The Welsh Government are still considering the responses to the public consultation however the main changes proposed in the consultation included:

- Updating references to the Housing (Wales) Act 2015
- Updating references to the Anti-racist Wales Action Plan.
- Clarification of the descriptions of different Gypsy and Traveller sites.
- A greater emphasis on consultation with Gypsy and Traveller residents.
- A greater emphasis on routine site maintenance.
- Inclusion of a section on written statements and mobile home arrangements.

Planning Policy Wales (Edition 12) (February 2024)

3.15 In relation to Gypsies and Travellers, para 4.2.35 advises that 'Local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need'. PPW advises that 'Where a Gypsy and Traveller Accommodation Assessment (GTAA) identifies an unmet need, a planning authority should allocate sufficient sites in their development plan to ensure that the identified pitch requirements for residential and/or transit use can be met'. The guidance goes on to advise that 'Planning authorities will need to demonstrate that sites are suitable for development and deliverable in the identified timescales.'

Enabling Gypsies, Roma and Travellers (June 2018)

3.16 Enabling Gypsies, Roma and Travellers replaces the Welsh Government's Travelling to a Better Future Framework, which was originally published in 2011. The plan includes many cross-Government actions but particularly prioritises key issues which include ensuring that the Welsh Government:

- Continues to focus on ensuring sufficient culturally appropriate Gypsy and Traveller residential and transit sites are created in Wales.
- Challenges engrained health and education outcomes which prevent communities from fulfilling their potential.
- Support Gypsies, Roma and Travellers to access the labour market.
- Provide advice and advocacy to Gypsies, Roma and Travellers who are encountering discrimination or hate crime.
- Improve information sharing, including in relation to rights and entitlements.

- Foster good relations between Gypsy, Roma and Traveller communities and wider society.

Development Plans Manual, Edition 3, 2020

- 3.17 Manual Guidance states that 'LPAs must ensure the GTAA is up to date and identifies a need for the entire plan period. This work will need to be completed, in addition to the provision of appropriate site allocations (where relevant) prior to the statutory deposit stage. LPAs must ensure the GTAA has had formal sign off by the relevant Welsh Minister. The status of the GTAA supporting the plan must be clear' (para 5.79).
- 3.18 Welsh Government wrote to all Local Authorities in September 2019 to confirm those undertaking an LDP Review must ensure the GTAA establishes an evidence base for Gypsy and Traveller needs across the entire plan period. Welsh Government also confirmed that this may necessitate undertaking of a new GTAA (and providing appropriate site allocations, where relevant) prior to the statutory deposit LDP consultation to ensure plans can be found sound through the examination process and are able to be adopted.
- 3.19 The LDP must be clear of the results of the GTAA in terms of the total and type of need over the plan period and the required timescales for meeting the need in line with the evidence. The Manual clarifies, "where there is a need for site allocations, LPAs should include a specific policy identifying the Gypsy and Traveller allocation(s) making clear the location and total number of pitches to be accommodated. The Plan must also clarify if the situation has changed since the GTAA was published and include a criteria-based policy to make provision for any additional need arising throughout the Plan period".

The Well-being of Future Generations Act (Wales) 2015

- 3.20 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. The preparation of this report and the site assessment has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Local Policy Context

The Vale of Glamorgan Local Development Plan 2011 - 2026

- 3.21 The Vale of Glamorgan Local Development Plan 2011-2026 (LDP) includes Policy MG5 Gypsy and Traveller Site and policy MD18 Gypsy and Traveller Accommodation. Policy MG5 allocates land at Llangan for the provision of a 2-pitch gypsy and traveller site to meet the unmet need for 2 residential gypsy and traveller pitches over the short to medium term identified in the 2016 Vale of Glamorgan GTAA. Policy MD18 is a criteria-based policy that seeks to

assess future proposals for private or other gypsy and traveller sites. Where a proposal is justified against the criteria detailed in the policy, planning permission will be restricted to the applicant and their dependent resident family, and the Council may impose conditions to control business uses and associated buildings on site to ensure that they remain ancillary to the residential use.

3.22 Policies MG5 and MD18 are detailed below.

**POLICY MG5 -
GYPSY AND TRAVELLER SITE**

Land is allocated at Illogan for the provision of a 2 pitch gypsy and traveller site.

**POLICY MD18 -
GYPSY AND TRAVELLER ACCOMMODATION**

Proposals for additional gypsy and traveller accommodation will be permitted providing that:

1. There is reasonable access from the site to day to day services, facilities and employment, including schools, medical facilities, shops and community facilities;
2. The size of the site and the number of pitches are appropriate to its location and accommodation needs of the applicant;
3. Adequate on site services for water supply, drainage, sewage, power and waste disposal are available or can be provided without causing any unacceptable environmental impact; and
4. The existing highway network is adequate to serve the site and a satisfactory means of access can be provided, including provision for parking, turning, servicing and emergency vehicles.

There will be a preference for accommodation needs to be met on any of the following:


- Allocated gypsy and traveller sites;
- Existing gypsy and traveller sites or on appropriate extensions to those sites; or
- Sites within existing settlements.

The Vale of Glamorgan Replacement Local Development Plan 2021 - 2036

3.23 Once adopted, the Vale of Glamorgan Replacement Local Development Plan 2021 – 2036 (RLDP) will replace the current LDP and will set out where and how new development will take place over the period to 2036. It will include site allocations for different land uses, such as housing and employment, and policies to help tackle the declared climate and nature emergencies, safeguard the environment, and secure high-quality design.

Key themes in the RLDP include:

	Homes for All
Housing supply needs to be able to respond to the authority's growing population but must also be appropriate in terms of type, tenure and location. In addition, there must be an adequate provision of affordable housing in order to cater to those in need.	
	Embracing Culture and Heritage

Preserve and enhance the authority's cultural and heritage assets, maximising opportunities presented by the Vale's historic built and natural environmental and cultural identity.	
	Fostering Diverse, Vibrant and Connected Communities
Foster the development of well-connected, cohesive communities and ensure all engagement processes are as inclusive as possible, allowing everyone that wishes to share their views throughout the RLDP process to do so.	

- 3.24 In response to the strategic issues and key themes and the overall plan objectives, the RLDP Vision looks forward 15 years to 2036 and shows how growth will contribute towards making the Vale healthier, connected, and sustainable place where people want to live and work. The Vision includes an aspiration that:

The Vale of Glamorgan is a healthy and inclusive place for everyone, with equitable access to services and facilities both physically and digitally. Residents are proud of where they live and have access to the homes they need. Housing growth has delivered homes which caters for all, including affordable homes and older person's housing; contributing towards diverse and cohesive communities where residents can maintain their independence.

The Vale of Glamorgan Housing Strategy 2021-26

- 3.25 The Housing Strategy sets out the intentions of the Council and its partners to meet a wide range of housing objectives. The strategy includes a long-term vision for housing in the Vale where "All residents in the Vale of Glamorgan have access to good quality, suitable housing and can live happily and independently in vibrant, sustainable communities". The vision is underpinned by four key aims which form the framework within which action will be taken.
- Aim 1: More Homes, More Choice.
 - Aim 2: Improved homes and communities.
 - Aim 3: Better housing advice and support.
 - Aim 4: Equality of access to housing and housing services.
- 3.26 The Strategy is accompanied by a delivery plan, which is set over the same period as the strategy. The delivery plan outlines a range of actions developed by the Council and its partners, under each of the 4 aims.

4. Assessment of Current and Future Need

Vale of Glamorgan Gypsy and Traveller Accommodation Assessment (June 2022)

Identified Need

- 4.1 Welsh Government Guidance requires two assessments of need to be identified through the GTAA, one for the first 5 years of the GTAA period to 2026, and for second the full RLDP period to 2036.
- 4.2 Based upon the evidence collected through the latest GTAA, the estimated additional pitch provision required for Gypsies and Travellers in the Vale of Glamorgan for the first 5 years of the GTAA study period to 2026 is for **9 pitches** and the need for the remainder of the replacement LDP period is for a further **2 pitches**.
- 4.3 This gives a total need of **11 pitches by the end of the RLDP period to 2036**. These figures should be seen as the projected amount of provision that is necessary to meet the statutory obligations towards identifiable needs of the population arising in the area. These figures were made up from a combination of unauthorised pitches; over-crowding; movement from bricks and mortar; and forecast new household formations because of children turning 18 during the plan period.
- 4.4 The identified need is set out in **Figure 15 – Pitches Needed in Vale of Glamorgan from 2021-2036** (page 31) of the Vale of Glamorgan GTAA as follows:

Current Residential Supply	Number of Pitches	Notes
A. Occupied Local Authority Pitches	0	
B. Occupied authorised private pitches/tolerated pitches	22	3 pitches at Travellers Rest; 1 pitch at The Stables; 1 pitch at Heol Las; 17 pitches at Hayes Road
Total	22	
Planned Residential Supply	Number of Pitches	
C. Vacant Local Authority pitches and available vacant pitches	0	No vacant pitches
D. Pitches expected to become vacant in near future	0	No pitches expected to become vacant
E. New Local Authority and private pitches with planning permission	0	No unimplemented pitches
Total	0	
Current Residential Demand	Pitch Demand	
F. Unauthorised encampments	0	
G. Unauthorised developments	4	3 pitches at Brocastle; 1 at Twyn Yr Odyn

H. Overcrowded pitches/Unsuitable accommodation	0	
I. Conventional housing	1	1 household from bricks and mortar
J. New households to arrive	0	
Total	5	
Current Households	Future Households (2021-26)	Future Households (2027-36)
K. 27	31	33
L. Additional household pitch need	4 ¹⁷	2 ¹⁸
Unmet Need	Need Arising	Need Accommodated
M. Current residential demand	5	
N. Future residential demand (to 2026)	4	
O. Future residential demand (to 2036)	2	
P. Planned residential supply		0
Q. Unmet need (to 2026)	9	
R. Unmet need (to 2036)	11	

¹⁷ Need arising from teenage children (aged 13 – 17) at Brocastle. ¹⁸ Need calculated from 5 children (aged 3-12) at Brocastle.

¹⁸ Need calculated from 5 children (aged 3-12) at Brocastle.

Notes from GTAA Guidance (for assistance only)

5. 118 households (current residential supply + current residential demand – pitches expecting to become vacant) @ 2.25% year on year for 5 years. Growth rate for illustration only. Local growth rate should be based on details identified in the local survey.

6. 118 households (current residential supply + current residential demand – pitches expecting to become vacant) @2.25% year on year for 15 years. Growth rate and 15-year plan period for illustration only. Local growth rate should be based on details identified in local survey. Plan period should align to current LDP.

7. Occupied authorised pitches plus the current residential demand, minus the expected vacancies from authorised pitches.

4.5 It should be noted that the 'unmet need' of 11 pitches detailed in the GTAA does not include the occupants currently residing at the Council's former Civic Amenity site at Hayes Road, Sully as the residents at the site have occupied the site for in excess of 10 years and Planning enforcement action is therefore no longer possible. As the residents at this site have consistently declined to engage in the GTAA process, it has been difficult to accurately assess the number of people at the site. However, it is estimated there are 17 adult traveller households currently occupying the site.

4.6 The omission of this group from the unmet need figure is in line with Welsh Government GTAA guidance which states that:

"Local Authorities should not include households: on 'tolerated' sites within current residential supply unless the site has been provided with assurances

that no planning enforcement action will be taken against the site within the subsequent 5-year period”.

Transit Provision

- 4.7 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. A transit site typically has a restriction on the length of stay of around 13 weeks and has a range of facilities such as water supply, electricity, and amenity blocks. An alternative to a transit site is a temporary stopping place. This type of site also has restrictions on the length of time a Traveller can stay on it but has much more limited facilities with typically only a source of water and chemical toilets provided.
- 4.8 Through the GTAA, discussions with local stakeholders, neighbouring local authorities, and analysis of records of unauthorised encampments, confirmed that there are low instances of unauthorised encampments in the Vale of Glamorgan. The GTAA therefore did not identify a need for permanent transit provision/pitches locally although discussions with stakeholders did identify that there was a need for permanent transit provision across Wales.
- 4.9 In this regard, Welsh Government have advised that they are commissioning work with the Gypsy and Traveller community to understand their needs in relation to transit sites and part of this will involve working with local authorities to understand their localised evidence base. This work will make recommendations on the most appropriate location for transit sites throughout Wales. The study will be used as part of the evidence base for each local authority's Replacement Local Development Plan and may also be used for the Strategic Development Plan and future Gypsy and Traveller Accommodation Assessments if necessary and appropriate.

Travelling Showpeople

- 4.10 While there are no formal Travelling Showpeople yards in the Vale of Glamorgan, it is expected that there will be temporary (seasonal) accommodation at Barry Island fairground. Through the GTAA, it is understood that one unit of temporary (seasonal) accommodation is provided at the fairground site for security purposes to ensure that there is always someone at the site during the fairground season. Given that no Travelling Showpeople came forward during the most recent interview process it is assumed that this accommodation still meets all of the seasonal accommodation needs. The GTAA therefore did not identify any future needs arising for Travelling Showpeople over the study period.

5. Updated Position since approval of the GTAA

- 5.1 Since the approval of the GTAA (June 2024), several changes have occurred in respect of the Gypsy and Traveller community within the Vale of Glamorgan that have had a direct impact on the identified need set out in the approved GTAA as illustrated in section 4 above.
- 5.2 These are:
- The approval of 3 private pitches at Old Brocastle Quarry, Crack Hill site (previously categorised in the GTAA as an 'Unauthorised Development'). This approval has reduced the identified need for the first 5 years of the GTAA study period (to 2026) from 9 pitches to **6 pitches**.
 - The approval of a further 1 private pitch at the Twyn Yr Odyn site in Wenvoe (previously categorised in the GTAA as an 'Unauthorised Development'). This approval further reduces the identified need for the first 5 years of the GTAA study period (to 2026) from 6 pitches to **5 pitches**.
 - The approval of 1 gypsy and traveller pitch at Drope Terrace, St Georges Super Ely. This approval does not require an amendment to the need identified in the GTAA as the presence of the family was unknown at the time of the GTAA and the family were not in need of a site at that time.
- 5.3 In addition to the planning approvals detailed in 5.2 above, since the completion and approval of the GTAA, the ownership of the site at Old Brocastle Quarry has changed and the residents originally interviewed for the purposes of the GTAA no longer reside at the site.
- 5.4 For the Brocastle site, the GTAA identified a short term need of **4 pitches** to 2026 with a further **2 pitches** required over the longer-term period of the Plan to 2036, this need arising from children at the site reaching 18 years of age (4 pitches required from children residing at the site aged 3 - 17 years of age to 2026 and 2 pitches required from children residing at the site aged 3 – 12 years old). See section 'L' of Figure 15 above.
- 5.5 While under new ownership, the Brocastle site will still accommodate 3 gypsy and traveller families including 10 children, the children now resident at the site range from 3 to 14 years of age. These changes mean that there is **no longer a short-term** need (to 2026) arising from the site and that any future need from the site will not materialise until 2028 at the earliest, and a total of **7 pitches** would be required to the end of the plan period (2036).
- 5.6 The revised identified short to medium term need within the Vale of Glamorgan to 2026 is therefore **1 pitch** i.e. a household in bricks and mortar accommodation (with 2 children at pre-school/reception ages) that have expressed a desire for a private site and not a pitch on a local authority

operated site (GTAA Figure 15 Part I Conventional Housing refers) although they are adequately housed at this time.

- 5.7 Figure 16 provides an amended Figure 15 - Pitches Needed in Vale of Glamorgan from 2021-2036.

Figure 16: Revised Pitches Needed in Vale of Glamorgan from 2021-2036.

Current Residential Supply	Number of Pitches	Revised Number of pitches	Notes
A. Occupied Local Authority Sites	0	1	<i>Llangan previously assumed to be relocating to Travellers Rest.</i>
B. Occupied authorised private pitches/tolerated pitches	22	26	3 pitches at Travellers Rest; 1 pitch at The Stables; 1 pitch at Heol Las; 17 pitches at Hayes Road, 3 pitches at Brocastle, 1 pitch at Twyn yr Odyn
Total	22	27	
Planned Residential Supply	Number of pitches	Revised Number of pitches	
C. Vacant and Local Authority pitches and available vacant pitches	0	0	No Vacant pitches
D. Pitches expected to become vacant in near future	0	0	No pitches expected to become vacant
E. New Local Authority and private pitches with planning permission	0	0	No unimplemented pitches.
Total	0	0	
Current Residential Demand	Pitch Demand	Revised Pitch Demand	
F. Unauthorised encampments	0	0	
G. Unauthorised developments	4	0	Sites at Brocastle and Twyn Yr Odyn approved since GTAA.
H. Overcrowded pitches / unsuitable accommodation	0	0	
I. Conventional housing	1	1	1 household from bricks and mortar – <i>young couple would like private site but do not own land 2 young children pre-school or reception would not want a council site.</i>
J. New households to arrive	0	0	
Total	5	1	
Current Households	Future Households (2021-2026)	Revised Future Households	Future Households (2027-2036) Revised Future Households (2021-2026) @ 2.25% pa

		(2021-2026) @2.25% pa		
K. 27 28	31	28	33 39	
L. Additional household pitch need	4 ¹⁷	0	2 ¹⁸	11
Unmet Need	Need Arising	Revised Need Arising	Need Accommodated	Revised Need Accommodated
M. Current residential demand	5	1		
N. Future residential demand (to 2026)	4	0		
O. Future residential demand (to 2036)	2	7		
P. Planned residential supply			0	
Q. Unmet need (to 2026)	9	1		
R. Unmet need (to 2036)	11	7		

¹⁷ Need arising from teenage children (aged13-17) at Brocastle

¹⁸ Need calculated from 5 children (aged3-12) at Brocastle

¹⁹ Need calculated from children at Brocastle (aged 3 – 10)

5.8 In respect of the site at Llangan detailed in Section 'A'. At the time the GTAA was originally undertaken (February 2022), the available information implied that the resident at the Llangan site would be relocating to the Travellers Rest site once it had been developed. However, this has not occurred, and the Council owned site at Llangan remains occupied by a sole resident.

6. Meeting the Identified Need

- 6.1 The Council's GTAA was completed in June 2022 (with a base date of February 2022) and approved by the Council on the 19th January 2023 (Minute C199 refers). As required by s102 of the Housing (Wales) Act 2014, the approved GTAA was initially submitted to the Welsh Government in March 2023 and following responses to clarification queries from the Welsh Government, was resubmitted in February 2024 and formally approved by the Cabinet Secretary for Culture and Social Justice on the 19th June 2024.
- 6.2 While the GTAA indicates both short (to 2026) and longer (to 2036) term need, the significant changes detailed above have reduced the short-term need to 2026 to 1 pitch generated from a single family currently living in bricks and mortar accommodation. Although identified as a need, the Council is aware through the GTAA interview undertaken that the family's preference is for this need to be met on a private rather than a Council owned or operated site, however at this time they do not possess the resources to fulfil this objective. Meeting this need is therefore largely beyond the control of the Council as it is not the Council's role to facilitate private site ownership, however the Council would assist where possible with technical assistance once a site is identified should this be required.
- 6.3 In addition to the changes to the short-term need, the recent changes to and composition of the families at the Brocastle site have also had significant implications for the longer term need to 2036 and while the need during this period has increased from 2 pitches to 7 pitches, any immediate need will not materialise until 2028 at the earliest when the oldest child at the site turns 18 years of age.
- 6.4 In respect of the Brocastle site, Council officers have met with the principal owner of the site and based on this discussion it is concluded:
- It is currently premature to consider the future needs of the children as their future intentions are unknown.
 - If, and when required, the preference would be to provide for any future need arising from the children on additional private sites in the vicinity of the existing site. In this regard, the current owner intends to monitor land sales in the general area with a view to securing additional land for his family.
 - The current residents of the Brocastle site have local connections with gypsy and travellers within the Vale of Glamorgan.
 - The owner welcomed the contact from the Council and is happy to remain in touch with officers going forward regarding options for meeting the future housing need of the families at the Brocastle site.

- 6.5 In view of the above and the changes identified since the completion and adoption of the GTAA (as set out in Chapter 5) the Council considers that to seek to provide an additional site (or sites) at this time, to accommodate a possible future need not arising until 2028 would be premature.
- 6.6 The Council therefore proposes the following approach to providing for the revised identified Gypsy and Traveller need within the RLDP:
- Maintain the current site allocation within the adopted LDP at Llangan for 2 pitches. Maintaining this allocation within the RLDP would provide an element of flexibility to the plan and enable any need arising from the Old Brocastle Quarry site to be accommodated (if required). The site is owned by the Council and currently accommodates one long-term resident. The Llangan site is capable of expansion and is an existing allocation in the development plan.
 - Include a criteria-based assessment policy within the RLDP to ensure fair, transparent, and consistent decision making in respect of proposed gypsy and traveller sites in line with national planning objectives. The Council continues to receive applications for private site within the Vale of Glamorgan and is aware through engagement with elements of the local gypsy and traveller community that the provision of private sites is the favoured mechanism for meeting any need arising.
 - The council will include within the RLDP monitoring framework robust monitoring targets and actions that establish a programme for meeting the identified long-term need to 2036 (commencing in 2028). In this regard, the monitoring framework will seek to build upon the relationship established with the residents at the Old Brocastle Quarry site to ensure and understand the family's future needs and enable informed and timely support.
 - Maintain and foster an improved relationship with the residents at the Old Brocastle Quarry site and other sites throughout the Vale of Glamorgan to ensure that any future need arising from the sites are identified and options for addressing need are considered at the earliest opportunity.
- 6.7 The proposed new policy framework in this document sets out the criteria against which planning applications will be assessed to meet the needs of the Gypsy and Traveller community over the plan period. These criteria will also provide a robust framework to consider any unidentified needs of the community during the plan period.
- 6.8 The following is therefore proposed for inclusion within the RLDP.
- Gypsy and Travellers and Travelling Showpeople**
- 6.9 Gypsy and Traveller communities have a long-established presence across Wales, with distinct cultural traditions and housing needs that are recognised

within both national and local policy frameworks. The Welsh Government is committed to ensuring equality of opportunity and promoting social inclusion for these communities, in line with the Well-being of Future Generations (Wales) Act 2015 and the Housing (Wales) Act 2014.

- 6.10 PPW requires the Council to assess the accommodation needs of Gypsy, Traveller and Showperson families and have policies for the provision of appropriate sites in the LDP. This position is reinforced by Circular 005/2018, which provides guidance on the planning aspects of identifying sustainable sites. The Housing (Wales) Act 2014 also places a legal duty on the Council to ensure the accommodation needs of Gypsies, Travellers and Showpeople are properly assessed and the identified need for additional pitches is met.
- 6.11 As a part of the Council's commitment to addressing the accommodation needs of all communities, the RLDP sets out a dedicated policy framework to support the provision of appropriate, safe and sustainable sites for gypsy and traveller families. The policies are shaped by The Council's latest local assessments of need as required under the Gypsy and Traveller Accommodation Assessment (GTAA) (2022), and subsequent detailed information from the gypsy and traveller community and aim to provide sufficient sites/pitches to meet identified shortfalls where they occur.
- 6.12 In developing policies for Gypsy and Traveller sites, the Council recognises the importance of fostering cohesive communities while ensuring that site proposals are in accordance with sound planning principles. The approach balances the need for new sites with considerations such as environmental sustainability, access to services and the integration of sites with existing local communities.

Site Selection Process

- 6.13 Since the adoption of the Vale of Glamorgan Local Development Plan 2011 – 2026 the Council has undertaken extensive and detailed site search investigations of all Council owned land however no suitable sites have been identified to meet the long-term gypsy and traveller accommodation need. In addition to investigations into its own land holdings, private landowners including the Welsh Government, Forestry Authority, Natural Resources Wales as well as large Vale of Glamorgan rural estates have also been contacted to ascertain whether they owned any land which they would be willing to sell to the council that could be developed as a gypsy and traveller site. Additional investigations were also made with local land and estate agents and local housing associations agents but again, all of these enquiries failed to identify a possible site.
- 6.14 As well as the direct contacts detailed above, the Council has undertaken two open 'Calls' for Candidate Sites for land that could be used as a gypsy and traveller site. The calls in 2020 and 2024 failed to generate any sites for further consideration.

- 6.15 Therefore, in the absence of any suitable alternative, consideration has turned to the Council's existing site at Llangan and whether it could accommodate the revised need as identified through the GTAA.
- 6.16 The existing site has a long-standing use as a gypsy and traveller site having been occupied as such since the late 1990s. The site is already allocated for 2 pitches within the adopted Vale of Glamorgan Local Development Plan 2011 – 2026 and has subject to appropriate planning approvals, the capacity for expansion (subject to site improvements e.g. access, surfacing, infrastructure etc.) onto additional land within the Council's ownership adjacent to the existing land at Llangan.
- 6.17 Therefore, having undertaken extensive investigations over several years to find an alternative site and having realistically exhausted alternative options, the Council considers that expansion of the existing gypsy and traveller site at Llangan is the best option to establish a suitable and modern gypsy and traveller site that meets best practice guidelines within the Vale of Glamorgan.

Replacement Local Development Plan Site Allocation Policy

GYPSY AND TRAVELLER ACCOMMODATION (GT)

SP9 - GYPSY AND TRAVELLER SITE PROVISION

To meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller households the following Local Authority site is allocated for the provision of 7 pitches:

SP9.1 Land at Llangan

- 6.18 The accommodation needs of Gypsies and Travellers should be considered alongside the housing needs of the whole community. Gypsies and Travellers are protected by the 2010 Equalities Act, and the Council has a duty to seek to eliminate unlawful discrimination and to promote equality of opportunity and good race relations in everything it does.
- 6.19 The Welsh Housing Act (2014) requires the Council to take account of the accommodation needs of the Gypsy and Traveller community through the preparation of the Gypsy and Traveller Accommodation Assessment (GTAA). Local authorities are subject to a legal duty to exercise their functions to provide mobile home pitches to meet the needs identified within the GTAA.
- 6.20 The latest GTAA (2022 based), was approved by Welsh Government in June 2024. It identified a need for 9 residential pitches in the five-year period up to 2026 and a further 2 pitches in the remainder of the RLDP plan period, giving a total need of 11 pitches until the end of the plan period.

- 6.21 Since the publication of the GTAA, planning permission has been granted for the provision of four pitches across two sites that were classed as unauthorised at the time of the GTAA. Furthermore, there has also been a change in ownership on one of the sites, which has resulted in a change in the age profile of children. This has led to a reduction in the need to 7 pitches by the end of the plan period to 2036. The need of 7 pitches is comprised of one household currently living in bricks and mortar housing and future need derived from six children living on existing authorised pitches who will become adults by the end of the plan period and therefore may require their own pitches.
- 6.22 In carrying out its legal duty of meeting the identified need, Policy SP9 rolls forward the existing LDP site allocation at Llangan. This site is within Council ownership and part of the site is occupied by a long-standing resident from the Gypsy and Traveller community. As an existing allocation, the principle of the site's use as a Gypsy and Traveller site is well established. The 0.76 Ha site has capacity to accommodate 7 pitches in accordance with the standards set out in Welsh Government guidance on Designing Gypsy and Traveller sites. The Welsh Government have periodically offered funding to local authorities for new site development, extensions to local authority sites and refurbishment of existing local authority sites through a Capital Sites Fund. This Fund could be used to deliver additional pitches to meet future need as required.
- 6.23 In addition to the allocation at Llangan, the Council will support Gypsy and Traveller households to meet their accommodation needs either privately or through community led approaches such as Community Land Trusts where sites accord with the criteria set out in Policy GT1 Gypsy and Traveller Accommodation.
- 6.24 In respect of transit provision within the Vale of Glamorgan, the GTAA identifies that there is no need to provide a transit site in the Vale based on current evidence. It is considered that transit provision is a regional issue and as such transit provision is actively being considered on a regional basis.

GT1 - GYPSY AND TRAVELLER ACCOMMODATION

Proposals for the provision of new or extensions to existing Gypsy and Traveller Sites will be supported where they comply with the following criteria:

- 1 The site is reasonably accessible to essential services and facilities such as healthcare, education, employment, and public transport.
- 2 Safe and appropriate vehicular access can be provided from the highway network, and the site layout affords adequate provision for parking, turning, servicing and emergency vehicles.
- 3 The site is designed in accordance with the relevant Welsh Government Guidance and Circulars.
- 4 The scale of the of the site is proportionate to the evidenced needs of the applicant and to the local surroundings and settings.
- 5 The development would not have adverse impacts on either the amenity of local settled communities or residents of the site.
- 6 Adequate on-site services for water supply, drainage, sewage, power and waste disposal are available on-site or can be suitably provided without causing unacceptable environmental impacts.
- 7 The development will not have an unacceptable impact on the character and appearance of the landscape and is sensitively designed to mitigate any impact on its surroundings.

Planning conditions will be used to control the nature and level of non-residential uses on the site.

- 6.25 National guidance recognises the need for a criteria-based policy in the development plan to guide the determination of planning applications for Gypsy and Traveller sites. Such policies should adhere to national planning policy set out in Planning Policy Wales and Technical Advice Notes, and be fair, reasonable, realistic and effective in delivering sites.
- 6.26 Policy GT1 sets out the criteria against which proposals for new Gypsy and Traveller sites and extensions to existing sites will be assessed. The criteria set out in the policy seek to balance the needs of the Gypsy and Traveller community with the interests of the settled community and the environment. Sites located in areas with good access to services and local infrastructure will promote integration and allow access to education, healthcare and employment opportunities.
- 6.27 The preference is for sites to be brought forward within settlements, but consideration will be given to edge of settlement sites where the proposed development would represent a logical extension to the form and pattern of built

development within the settlement boundary. Only where there are no suitable sites within or on the edge of settlements will countryside locations be considered, subject to meeting the policy criteria.

- 6.28 The Council may impose planning conditions to control business uses and associated buildings on the site to ensure that they remain ancillary to residential use. In this regard and where relevant, planning applications should be accompanied by details of any proposals for the storage of plant and equipment associated with the business activities of those living on the site.

Appendix B: Letter from Lesley Griffiths AS/MS Cabinet Secretary for Culture and Social Justice approving the Vale of Glamorgan Gypsy and Traveller Accommodation Assessment (19th June 2024).

Lesley Griffiths AS/MS
Ysgrifennydd y Cabinet dros Ddiwylliant a Chyfiawnder
Cymdeithasol
Cabinet Secretary for Culture and Social Justice



Llywodraeth Cymru
Welsh Government

[Redacted]
Vale of Glamorgan Council

Dear [Redacted]

19 June 2024

I apologise for the delay in replying to you on your Gypsy and Traveller Accommodation Assessment (GTAA) for Cycle 2 (25 February 2016 – 24 February 2022). This was due to significant staff shortages.

I have now considered your Cycle 2 GTAA and approved its content in accordance with section 102 of the Housing (Wales) Act 2014. The Local Authority is now required to publish the approved assessment.

Whilst your Cycle 2 GTAA has been approved, it was very disappointing no Gypsy and Traveller people were part of the Steering Group convened to address the community's accommodation needs. I also consider the relationship between the Local Authority and the community to be weak, given that a number of households indicated they did not wish to be part of the survey. You are expected to strengthen relationships with the community in preparation for the cycle 3 GTAA. This is likely to result in a greater participation rate and provide a more representative assessment of accommodation needs and future household growth.

I note you have not identified a need for transit site provision directly within the Vale of Glamorgan, but I, nonetheless, look forward to your full participation in the ongoing discussions around regional approaches to providing transit site provision across Wales.

You will have received notification from my officials regarding the intention to undertake a comprehensive review of the GTAA process and associated documentation. This review seeks to ensure that lessons learned from undertaking Cycle 1 and Cycle 2 GTAA's and associated scrutiny can be consistently applied to improve the quality across Wales. Officials will be in touch to outline next steps and how you can participate in the review in due course.

Bae Caerdydd - Cardiff Bay
Caerdydd - Cardiff
CF99 1SN

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400
Goheblaeth.Lesley.Griffiths@llyw.cymru
Correspondence.Lesley.Griffiths@gov.wales

Rydym yn croesawu derbyn goheblaeth yn Gymraeg. Byddwn yn ateb goheblaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Please note a Local Authority's existing approved GTAA remains valid until it is superseded by the next GTAA which is approved in relation to the Authority from time to time. Therefore, irrespective of whether the Authority has submitted a new GTAA for approval, the Authority remains under a statutory duty to meet any outstanding need which has been identified in the existing approved GTAA up to the date the next GTAA is approved.

The Local Authority's progress towards meeting the identified needs in this cycle 2 approved GTAA will be monitored by the Welsh Government and I look forward to assessing your progress.

Yours sincerely



Ysgrifennydd y Cabinet dros Ddiwylliant a Chyfiawnder Cymdeithasol
Cabinet Secretary for Culture and Social Justice

Appendix B: Definition of Key Terms/Glossary

Gypsies and Travellers	<p>(a) Persons of a nomadic habit of life, whatever their race or origin, including:</p> <p>(1) Persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and</p> <p>(2) Members of an organized group of travelling show people or circus people (whether or not travelling together as such); and</p> <p>(b) All other persons with a cultural tradition of nomadism or of living in a mobile home.</p> <p>Source: Section 108, Housing (Wales) Act 2014</p>
Residential site	A permanent residential site can be privately owned or owned by the Local Authority. This site will be designated for use as a Gypsy and Traveller site indefinitely. Residents on these sites can expect to occupy their pitches for as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013. Working space may also be provided on, or near, sites for activities carried out by community members.
Temporary residential site	These sites are residential sites which only have planning permission or a site licence for a limited period. Residents on these sites can expect to occupy their pitches for the duration of the planning permission or site licence (or as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013 – whichever is sooner).
Transit site	Transit sites are permanent facilities designed for temporary use by occupiers. These sites must be designated as such and provide a route for Gypsies and Travellers to maintain a nomadic way of life. Individual occupiers are permitted to reside on the site for a maximum of 3 months at a time. Specific terms under the Mobile Homes (Wales) Act 2013 apply on these sites. Working space may also be provided on, or near, sites for activities carried out by community members.
Temporary Stopping Place	Also known as a 'stopping place', 'Atchin Tan', or 'green lane', amongst other names. These are intended to be short-term in nature to assist Local Authorities where a need for pitches is accepted, however, none are currently available. Proactively identified temporary stopping places can be used to relocate inappropriately located encampments, whilst alternative sites are progressed. Temporary stopping places must make provision for waste disposal, water supply and sanitation at a minimum
Residential pitch	Land on a mobile home site where occupiers are entitled to station their mobile homes indefinitely (unless stated in their pitch agreement). Typically includes an amenity block, space for a static caravan and touring caravan and parking.
Transit pitch	Land on a mobile home site where occupiers are entitled to station their mobile homes for a maximum of 3 months. Transit pitches can exist on permanent residential sites; however, this is not recommended.

Unauthorised encampment	Land occupied without the permission of the owner or without the correct land use planning permission. Encampments may be tolerated by the Local Authority, whilst alternative sites are developed.
Unauthorised development	Land occupied by the owner without the necessary land use planning permission.
Current residential supply	The number of authorised pitches which are available and occupied within the Local Authority or partnership area. This includes pitches on Local Authority or private sites
Current residential demand	Those with a need for authorised pitches for a range of reasons, including: An inability to secure an authorised pitch leading to occupation of unauthorised encampments. An inability to secure correct planning permission for an unauthorised development. Households living in overcrowded conditions and want a pitch. Households in conventional housing demonstrating cultural aversion. New households expected to arrive from elsewhere.
Future residential demand	The expected level of new household formation which will generate additional demand within the 5-year period of the accommodation assessment and longer LDP period.
Overall residential pitch need	The ultimate calculation of unmet accommodation needs which must be identified through the Gypsy and Traveller accommodation assessment process. This figure can be found by adding the immediate residential need to the future residential demand. The overall residential need will capture the needs across the 5-year period within which the accommodation assessment is considered to be robust.
Planned residential pitch supply	The number of authorised pitches which are vacant and available to rent on Local Authority or private sites. It also includes pitches which will be vacated in the near future by households moving to conventional housing or in other circumstances. Additional pitches which are due to open on private sites likely to achieve planning permission shortly should be included as planned residential supply.
Household	In this guidance this refers to individuals from the same family who live together on a single pitch / house / encampment.
Concealed or 'doubled-up' household	This refers to households which are unable to achieve their own authorised accommodation and are instead living within authorised accommodation (houses or pitches) assigned to another household. This may include adult children who have been unable to move home or different households occupying a single pitch.
Household growth	In this guidance household growth is defined by the number of new households arising from households which are already accommodated in the area.



The Vale of Glamorgan Council

Directorate of Place

Civic Office

Holton Road

Barry CF63 4RU

LDP@valeofglamorgan.gov.uk

www.valeofglamorgan.gov.uk

