

Strategic Planning Service Response

PL/2025/09420

Change of use to a Gypsy and Traveller site and associated works including the stationing of a residential lorry as 1 no mobile home, and demolition of stables and the erection of a day room for use as ancillary storage, utility room and PV installation (partially retrospective)

Land SW of B4069, The Banks, Lyneham, Chippenham, SN15 4EZ

27 February 2026

1. This note provides the Strategic Planning Service's response to the above proposal.
2. The application describes the use of a residential lorry as a mobile home. Caravans are defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 so the converted lorry body must meet the specific tests regarding size and mobility to be considered a caravan (or mobile home) rather than a permanent building.

Adopted Development Plan

3. The Core Strategy (CS) was adopted in January 2015 and forms part of the adopted development plan. Core Policy 47 (Meeting the Needs of Gypsies and Travellers) sets out pitch requirements for three Housing Market Areas up to 2021. The monitoring position for February 2026 against the requirements is presented below and includes a pro-rata projection from the 2021 end date, in the absence of a 2021-26 requirement.
4. The site falls into the North and West Housing Market Area (HMA) where there is oversupply of pitches.

	2016-2021	2016-26 pro-rata pitch requirement	Permitted pitches 2016-26	Shortfall (-)/ Oversupply (+)
North & West HMA	22	44	76	+32

5. However, the Core Strategy pitch requirements are time-expired and not an up-to-date reflection of need. The Plan commits to the development of a

Gypsies and Travellers Development Plan Document (DPD) and the completion of a full Gypsy and Traveller Accommodation Assessment (GTAA), consistent with national planning policy.

6. Core Policy 47 contains locational requirements that proposals should meet. Expert consultees are best placed to comment. In relation to criterion v, the site lies approximately 1.1km to the northwest of Lyneham where a primary school and shops are available. The nearest surgery is in Royal Wootton Bassett, about 8km away.

Gypsy and Traveller Accommodation Assessment

7. The [2024 GTAA](#) is now the most up-to-date needs assessment. For the period 2024-39 it identifies a need for:
 - 188 pitches for gypsies and travellers that meet the planning definition in PPTS 2023
 - 38 pitches for gypsies and travellers that could not be determined
 - 73 pitches for gypsies and travellers that do not meet the planning definition in PPTS 2023
8. The base date of the GTAA is 1 April 2024. Thirty (30) pitches were granted planning permission since the base date. The total number of pitches in the supply is insufficient to demonstrate a five-year supply as of October 2025 against the GTAA.
9. The application site is not listed in the GTAA.
10. Please note that an updated GTAA is under preparation to inform the review of the draft Gypsies and Travellers DPD (see below). The updated GTAA will take into account, amongst other matters, the implications arising from the change in the planning definition for travellers in the December 2024 Planning Policy for Traveller Sites (Annex 1).

Draft Gypsies and Travellers Development Plan Document

11. Based on the 2024 GTAA, Policy GT1 in the [draft Gypsies and Travellers DPD](#) sets a pitch target of **128 pitches**, with **81** for the first five years (2024-29). This excludes identified need from teenagers due to the uncertainty of

need for full pitches will materialise. This is set out in more detail in Chapter 3 of the draft Plan.

12. The draft DPD proposes additional pitches on existing and new sites and considers permissions since April 2024. In combination this would result in a supply of more than five years against the pitch target of 81 in Policy GT1. This is set out in the latest iteration of the draft DPD as submitted to Full Council on 25 February 2025¹. Before the meeting, Full Council deferred debating the item to submit the Plan to the Secretary of State to a date yet to be determined.
13. The Council remains committed to progressing the Gypsy and Traveller Development Plan Document to adoption. This commitment is set out in the council's Local Development Scheme (LDS) published September 2025. The LDS states at Appendix A that further consultation is going to take place in Quarter 2 of 2026, and submission of the draft DPD in Quarter 4 of 2026. This will allow the Council to consider the views of communities expressed in consultation; and ensure that the draft DPD is consistent with national policy published in December 2024.
14. The identified pitch target would need to be met on site allocations in the draft DPD, however there are unresolved objections to the proposed greenfield sites in the draft DPD.

National Planning Policy

15. Government published a revised National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (PPTS) in December 2024. PPTS Annex 1 sets out a revised planning definition of gypsies and travellers. The definition now includes persons that are ethnic travellers but have never travelled for work. As a result, the GTAA pitch needs may change, but the exact implications for plan-making and decision-taking remain under review as described above.
16. PPTS states at paragraph 28 that where a local planning authority cannot demonstrate a five-year supply of deliverable sites, paragraph 11d in the National Planning Policy Framework is engaged (the 'tilted balance').
17. The advanced age of Core Policy 47's pitch requirements means that they do not accurately reflect current need. This is now set out in the 2024 GTAA. The draft DPD identified a sufficient supply to meet need arising in the five years

¹ <https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=130&MIId=15465&Ver=4> (Item 12)

after adoption, however there is currently no five-year supply of sites due to the unresolved objections to proposed greenfield site allocations in the draft DPD.

18. The PPTS and NPPF are important material considerations in the decision-making process and should be considered when assessing a proposal, especially in view of the application of paragraph 11d in the NPPF.

Conclusion

19. In conclusion,

- There is no five-year supply of deliverable traveller sites against identified pitch requirements and the need identified in the 2024 GTAA is currently not being met.
- It is considered that the site falls within a reasonable distance to a nearby settlement where key services and facilities can be accessed, although medical facilities are further away (see paragraph 6).