



# **5 year Deliverable Supply Statement for Travellers Sites in Mid Devon**

**July 2026**

## **1.0 Purpose of this statement**

- 1.1 This statement provides an assessment of the current deliverable supply of new pitches for Gypsies and Travellers and new plots for Travelling people in Mid Devon district. The statement has been prepared to help inform planning applications for Gypsy, Traveller and Travelling Showpeople sites that are submitted to the Council for determination and the decisions made on these.
- 1.2 The base date for statement is 1<sup>st</sup> April 2023 which is also the base line date for the Mid Devon Gypsy and Traveller Accommodation Needs Assessment (September 2024). It has been informed through planning application records and data published by the Valuation Office Agency.
- 1.3 The statement has been prepared in the context of the Government's national planning policy for traveller sites and national planning policy framework, the adopted Mid Devon Local Plan, and the Council's assessment of need for traveller sites in the district.

## **2.0 National planning policy**

- 2.1 The Government's planning policy for traveller sites ('PPTS') was last updated in December 2024 and is published here: [Planning policy for traveller sites - GOV.UK](#). This should be read in conjunction with the National Planning Policy Framework ('NPPF'), which is published here: [National Planning Policy Framework - GOV.UK](#). At the time of preparing this statement a new NPPF (December 2025 draft) had not come into effect.
- 2.2 The PPTS (paragraph 4 a.) makes clear that local planning authorities should make their own assessment of need for the purposes of planning in respect of traveller sites. The NPPF paragraph 63 states that  
*"Within [the] context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes".*
- 2.3 The PPTS (paragraph 10 a) makes clear local planning authorities should, in producing their Local Plan *"identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets."* The related footnote 4 states 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.”*

- 2.4 The PPTS (paragraph 10 b) also makes clear local planning authorities should, in producing their Local Plan *“identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.”* The related footnote 5 states that *“To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”*

### **3.0 Mid Devon Local Plan**

- 3.1 The Mid Devon Local Plan was adopted on the 29<sup>th</sup> July 2020. It includes policies that are relevant to the determination planning applications for Gypsy and Traveller pitches and Travelling Showpeople plots. These include Policy S3 Meeting Housing Needs, Policy DM7 Traveller Sites, Policy S8 Infrastructure, Policy S14 Countryside and through relevant site allocation policies TIV1 Eastern Urban Extension (Tiverton), CU1 North West Cullompton, CU7 East Cullompton and CRE5 Pedlerspool, Exhibition Road (in Sandford Parish adjoining Crediton) which each require the delivery of pitches for Gypsies and Travellers as part of mixed-use housing developments. Policy DM7 makes clear that occupation will be limited to those who meet the Government's published definition of Gypsies and Travellers.

- 3.2 The adopted Local Plan's policies do not set an overarching target for the delivery of pitches for Gypsies, Travellers and plots for Travelling Showpeople. However, Policy S3 criterion e) states:

*“A five year supply of gypsy and traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. A further supply of developable sites or broad locations for growth will be identified equivalent to a further ten years of predicted growth. The Housing Authority will seek to provide a public site for gypsy and traveller pitches within Mid Devon, subject to the availability of funding.”*

- 3.3 The adopted local plan's reasoned justification at paragraph 2.31 also states:

*“As set out in the Government statement ‘Planning policy for traveller sites’ the government’s aim is to ensure fair and equal treatment for gypsies and travellers in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. To achieve this aim the statement indicates that working collaboratively local planning authorities should make their own assessment of need for traveller sites and identify a five year supply of deliverable sites with a further ten year supply of developable sites or broad locations for growth on top of this. As a result a group of Councils within Devon commissioned a Gypsy and Traveller*

*Accommodation Assessment (GTAA) to ascertain the need for gypsy, traveller and travelling showpeople pitch or plot requirements. This study indicated that between 2014-34 within Mid Devon there is a need for 35 pitches for gypsies and travellers and 11 plots for travelling showpeople.”*

#### **4.0 Mid Devon Gypsy and Traveller Accommodation Needs Assessment**

- 4.1 A new Mid Devon Gypsy and Traveller Accommodation Needs Assessment ('GTAA') was completed by consultants Opinion Research Services in September 2024 and is published on the Council's website here: [Mid Devon Gypsy and Traveller Accommodation Needs Assessment 2024 - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/mid-devon-gypsy-and-traveller-accommodation-needs-assessment-2024).
- 4.2 The new GTAA (September 2024) replaces the previous GTAA completed for Mid Devon in 2015 and the findings of that study (i.e. it replaces the previously assessed need for 35 pitches for Gypsies and Travellers and 11 plots for Travelling Showpeople referred to in the adopted local plan). The GTAA (September 2024) identifies the numbers of new pitches for Gypsies and Travellers and new plots for Travelling Showpeople that are needed to provide homes for the travelling community in Mid Devon for the period to 2045.
- 4.3 The GTAA (September 2024) provides technical evidence that will be used to inform the preparation of a new local plan for the district ('Plan Mid Devon') and it will be capable of being used to guide planning applications submitted to the Council for determination and inform the decisions made on these, alongside the relevant policies of the adopted local plan, the PPTS and the NPPF.

#### **5.0 Interim targets or new pitches for Gypsies and Travellers and new plots for Travelling Showpeople**

- 5.1 The Council has approved interim targets for the delivery of new Gypsy and Traveller pitches and Travelling Showpeople plots. This follows a decision taken by the Council's Cabinet on 12<sup>th</sup> November 2024 and consideration of a report which recommends the targets should include the assessed needs of all households that meet the definitions for Gypsies and Travellers, and Travelling Showpeople set out in the PPTS, undetermined households, and households that do not meet the PPTS's definitions. The report is published on the Council's website here: [Agenda for Cabinet on Tuesday, 12th November, 2024, 5.15 pm - MIDDEVON.GOV.UK](https://www.middevon.gov.uk/agenda-for-cabinet-on-tuesday-12th-november-2024-5-15-pm)
- 5.2 The interim targets have been informed through the findings of the GTAA (September 2024) and have been approved in advance of the new local plan for use for development management purposes. The approved interim targets are set out in **Table 1** and **Table 2** below and will ensure that:
- the need for new pitches and plots identified in the GTAA (September 2024) are fully met;

- the duties of the Equality Act (2010) and Housing and Planning Act (2016) are complied with; and
- headroom is provided for pitches and plots not coming forward through delay or non-implementation.

<b>Table 1 Recommended interim targets for Gypsy and Traveller pitches</b>					
<b>Year Period</b>	<b>Dates</b>	<b>Need – meeting definition</b>	<b>Need – undetermined</b>	<b>Need – not meet definition</b>	<b>Total need</b>
0 - 5	2023 - 2027	8	2	3	13
6 - 10	2028 - 2032	3	1	1	5
11 - 15	2033 - 2037	3	1	2	6
16 - 20	2038 - 2042	3	2	0	5
21 - 24	2043 - 2045	3	1	0	4
<b>0 - 24</b>	<b>2023 - 2045</b>	<b>20</b>	<b>7</b>	<b>6</b>	<b>33</b>

<b>Table 2 Recommended interim targets for Travelling Showpeople plots</b>					
<b>Year Period</b>	<b>Dates</b>	<b>Need – meeting definition</b>	<b>Need - undetermined</b>	<b>Need – not meet definition</b>	<b>Total need</b>
0 - 5	2023 - 2027	8	1	0	9
6 - 10	2028 - 2032	2	0	0	2
11 - 15	2033 - 2037	2	1	0	3
16 - 20	2038 - 2042	3	0	0	3
21 - 24	2043 - 2045	2	0	0	2
<b>0 - 24</b>	<b>2023 - 2045</b>	<b>17</b>	<b>2</b>	<b>0</b>	<b>19</b>

## **6.0 5 year supply calculations for Gypsy and Traveller pitches, and for Travelling Showpeople plots**

- 6.1 **Appendix A** includes 5 year supply calculations for Gypsy and Traveller pitches. These calculations are informed through the interim targets set out in **Table 1** in this statement, planning application records, and data published by the Valuation Office Agency.
- 6.2 **Appendix B** includes 5 year supply calculations for Travelling Showpeople plots. These calculations are informed through the interim targets set out in **Table 2** in this statement, planning application records, and data published by the Valuation Office Agency.
- 6.3 These 5 year supply calculations will be updated annually, and also when necessary for development management purposes.

## Appendix 1

### 5 year supply calculation for new pitches to provide homes for Gypsies and Travellers for the period 2023 to 2027

	5 year requirement 2023 - 2027	Number of pitches
a	Need – meeting definition	8
b	Need – undetermined	2
c	Need – do not meet definition	3
d	Total need (a + b + c)	13
e	Pitches completed 01.04.2023 – 31.03.2025	6
f	Pitches under construction at 31.03.2025	0
g	Unimplemented pitches on deliverable sites at 31.03.2025	8
h	Total completed, under construction and unimplemented pitches (e + f + g)	14

The calculation shows the identified need for new pitches to provide homes for Gypsies and Travellers in Mid Devon in the period 2023 to 2027 has been met through new pitches completed since 1<sup>st</sup> April 2023, and new pitches under construction and deliverable sites with planning permission at 31<sup>st</sup> March 2026. A 5 year supply for this period can therefore be demonstrated.

## Deliverable supply of pitches to provide homes for Gypsies and Travellers at 31<sup>st</sup> March 2025

Planning Application Reference	Site Address	Description of proposal	Date approved	Number of pitches completed from 01.04.2023 to 31.03.2026	Date/s completed	Number of pitches under construction at 31.03.2026	Number of unimplemented pitches at 31.03.2026 deliverable in next 5 years	Notes
16/01132/FULL	6 & 7 The Corbett, Red Ball, Burlescombe. EX16 7JY	Retention of the change of use of agricultural land to provide 4 traveller pitches.	18.11.2016	4	22.02.24 and 01.04.2024	0	0	<p>Data published by the VOA<sup>1</sup> shows that 6A, 6B and 6C Corbett were each banded for Council Tax with effect from 22.02.2024.</p> <p>6 Corbett was banded for Council Tax with effect from 01.04.2024.</p> <p>Decision notice condition 5 states "The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Travellers (August 2015) or any subsequent national policy superseding that document."</p>
21/01703/FULL	Land at NGR 308635 116864 (Corbetts), Burlescombe, Devon, EX16 7JY	Siting of residential caravan to include garden area, not to be occupied by any persons other than gypsies and travellers	25.11.2021	1	28.06.2023	0	0	<p>Data published by the VOA shows this property known as Chestnut Lodge was banded for Council Tax with effect from the 28.06.2023.</p> <p>Decision notice condition 5 states "The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Travellers (August 2015) or any subsequent national policy superseding the document."</p>

<sup>1</sup> [Check your Council Tax band - GOV.UK](https://www.gov.uk/government/organisations/council-tax-bands)

Planning Application Reference	Site Address	Description of proposal	Date approved	Number of pitches completed from 01.04.2023 to 31.03.2026	Date/s completed	Number of pitches under construction at 31.03.2026	Number of unimplemented pitches at 31.03.2026 deliverable in next 5 years	Notes
20/02128/FULL	Pleasant Streams Uffculme Cullompton Devon, EX15 3DA	Change of use of land for the provision of 6 permanent pitches for the use of gypsy and traveller family, formation of a new vehicular access, hardstanding and associated works.	13.09.2021	0	n/a	0	3	Data published by the VOA shows there are three properties that are banded at Pleasant Streams, which precede the approval date for the planning application but remain current. 3 Pleasant Streams was banded for Council Tax with effect from 11.02.2020. 2 Pleasant Streams was banded for Council Tax with effect from 04.03.2018. Mobile home at Pleasant Streams, Selgar Lane, was banded for Council Tax from 01.02.20.  Decision notice condition 2 states "Occupiers of this site will need to comply with the definition of a gypsy or traveller, being 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, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."
24/00293/FULL	Land at NGR 308587 116937 The Woods, Corbett, Burlescombe, EX16 7JY	Change of use of land for siting of a mobile home – one pitch	10.05.2024	1	n/a	0	0	Data published by the VOA shows this property known as The Woods was banded for Council Tax with effect from the 10 <sup>th</sup> January 2025.

Planning Application Reference	Site Address	Description of proposal	Date approved	Number of pitches completed from 01.04.2023 to 31.03.2026	Date/s completed	Number of pitches under construction at 31.03.2026	Number of unimplemented pitches at 31.03.2026 deliverable in next 5 years	Notes
								Decision notice condition 3 states "Occupiers of this site will need to comply with the definition of a gypsy and traveller, being 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 dependant's educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."
24/01432/FULL	Land at NGR 308614 116898 (Corbett) Burlescombe Devon EX16 7JY	Change of use of land for the siting of 3 additional traveller pitches to include associated garden areas	07.02.2025	0	n/a	0	3	Decision notice condition 3 states "The site shall not be occupied by any persons other than gypsies and travellers, defined as persons of a 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, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."

Planning Application Reference	Site Address	Description of proposal	Date approved	Number of pitches completed from 01.04.2023 to 31.03.2026	Date/s completed	Number of pitches under construction at 31.03.2026	Number of unimplemented pitches at 31.03.2026 deliverable in next 5 years	Notes
25/00635/FULL		Siting of 1 additional pitch, comprising of 1 mobile home, additional parking and associated works for the use of gypsy and traveller family	22.07.2025	0	n/a	0	1	Decision notice condition 4 states "The pitch hereby approved shall not be occupied by any persons other than gypsies or travellers as defined in the Planning Policy for Traveller Sites (2024) or any subsequent national policy superseding that document.
25/00266/FULL	Last Meadow Uplowman Road North Tiverton Devon	Use of land for siting of 3 gypsy and traveller pitches	24.02.2026	0	n/a	0	1	<p>Net gain of 1 pitch in addition to 2 pitches recorded and one of which was occupied at the time of the GTAA when the housing needs of those households were assessed and formed part of the identified need for new pitches in Mid Devon.</p> <p>Decision notice condition 4 states "Occupation of each pitch hereby approved will be for the use of a Gypsy or Traveller and their family. Occupation will be by those person(s) who meet the Government's published definition of Gypsy or Traveller (Planning Policy for Traveller Sites, 12 December 2024), being 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</p>

Planning Application Reference	Site Address	Description of proposal	Date approved	Number of pitches completed from 01.04.2023 to 31.03.2026	Date/s completed	Number of pitches under construction at 31.03.2026	Number of unimplemented pitches at 31.03.2026 deliverable in next 5 years	Notes
								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.
<b>Total completed &amp; unimplemented deliverable pitches</b>				<b>6</b>		<b>0</b>	<b>8</b>	

## Permissioned sites not deliverable in the next 5 years

The five year supply calculations do not include the following permissioned sites for the reasons set out:

- 16/01133/FULL      5 The Corbett, Burlescombe, EX16 6JY. Retention of change of use of land for the siting of 5 additional traveller pitches. Approved 18.11.2016. The decision notice condition 1 states “The commencement of this development is taken to be 30<sup>th</sup> September 2016” and it is noted that a hardstanding has been installed. However, the January 2025 count has not recorded any occupied pitches and there are no bandings for Council Tax at this address published by the VOA. Development of the site has remained in abeyance since 2016 and there is no evidence available to demonstrate a realistic prospect the pitches will be occupied in the next 5 years. Decision notice condition 5 states “The site shall not be occupied by any persons other than gypsies and travellers as defined in Planning Policy for Travellers (August 2015) or any subsequent national policy superseding that document.”
- 22/00063/MARM      Land at NGR 284185 101165 (Creedy Bridge) Crediton Devon, EX17 1AA. Reserved matter for the erection of 257 dwellings and up to 5 Gypsy and Traveller pitches; associated works in connection with 8.6ha of land to facilitate future Crediton Rugby Club and up to 1.1ha of land for future primary school; details of landscaping, public open space and other associated infrastructure and engineering operations and access and highway work following outline approval 17/00348/MOUT - 23/00794/NMA - GRANTED 27.09.23. 24/00870/NMA - Granted 09.07.2024. Approved 08.03.2023. The Section 106 agreement for outline planning application 17/00348/MOUT requires the completion of travellers pitch works prior to the occupation of more than 75% of the dwellings within the development. This is subject to prior agreement of a Travellers Pitches Scheme prior to the occupation of more than 43% of the dwellings within the development. Development of this site commenced in November 2024. As at 31<sup>st</sup> March 2026, 60 new dwellings were under construction and a further 8 dwellings have been completed. It is unlikely that 75% of dwellings (192 dwellings) will be occupied in the next 5 years based on the Housing and Economic Land Availability Assessment (HELAA) methodology for forecasting the build out of sites. The site is allocated in the adopted Local Plan through Policy CRE5 Pedlerspool, Exhibition Road (in Sandford Parish adjoining Crediton) for mixed used development including at least five pitches for Gypsies and Travellers.

## **Permissioned sites that meet the needs of Gypsy and Traveller Households previously residing outside the Mid Devon local authority area**

The five year supply calculations do not include instances where new sites have been granted planning permission and are developed to meet the needs of Gypsy and Traveller households previously residing outside Mid Devon. The reason for this is that the requirement for new pitches has been informed through the assessment of housing needs of households interviewed on sites surveyed in Mid Devon through the GTAA. GTAA has reported:

- Evidence drawn from stakeholder and household interviews has been considered alongside assessments of need that have been completed in other nearby local authorities. The household interviews identified no households living in other local authorities with a need to move to a site in Mid Devon (page 33, paragraph 7.26).
- ORS have also found no firm evidence from other local studies that ORS has completed locally that have been completed recently of any households wishing to move to Mid Devon. Therefore, net migration to the sum of zero has been assumed for the GTAA – which means that net pitch requirements are driven by locally identifiable need rather than speculative modelling assumptions (page 33, paragraph 7.27).
- It is important to note that any applications for new sites or additional pitches as a result of in-migration should be seen as windfall need and should be dealt with by Criteria-Based Local Plan Policies page 33, paragraph 7.28).

The following sites have been granted planning permission or developed for households previously residing outside the district have not been included in the 5 year supply calculations. While these sites could be occupied by any Gypsy or Traveller household including those already residing in the district (i.e. where the occupancy is not restricted to a named household) it has been assumed the sites would not be made available to other households.

24/00848/FULL      South Fork, Land at NGR 310236 115114 Culmstock, Devon, EX15 3HW. Change of use of land to a Gypsy and Traveller site for one family. Appeal allowed 28.11.2025

24/01683/FULL

Land at NGR 308600 116920 (Corbett) Burlescombe, Devon EX16 7JY. Siting of 2 mobile homes. Approved  
07.02.2025

## Appendix 2

### 5 year supply calculation for new plots to provide homes for Travelling Showpeople for the period 2023 to 2027

	5 year requirement 2023 - 2027	Number of plots
a	Need – meeting definition	8
b	Need – undetermined	1
c	Need – do not meet definition	0
d	Total need (a + b + c)	9
e	Plots completed 01.04.2023 – 31.10.2026	0
f	Plots under construction at 31.10.2026	0
g	Unimplemented plots on deliverable sites at 31.10.2026	0
h	Total completed, under construction and unimplemented plots (e + f + g)	0

The Council's monitoring records show there have been no new plots completed for Travelling Showpeople in Mid Devon since 1<sup>st</sup> April 2023. There are no new plots under construction or on deliverable sites with planning permission at 31<sup>st</sup> March 2026. A 5 year supply for this period therefore cannot be demonstrated and there is a remaining requirement to deliver 9 new plots through the planning process to provide homes for Travelling Showpeople in Mid Devon for the period 2023 to 2027.

