



Town & Country Planning Act 1990

(as Amended)

The Town & Country Planning (Inquiries Procedure)

(England) Rules 2000 (SI 2000/1624)

Appeal by Mr Larry Connors against the refusal of planning permission by North Hertfordshire Council for: Use of land for residential caravan site for 8 gypsy families including hardstanding and existing lights (development already carried out).

Land to the west of Pulmore Water Caravan Park, St Albans Road, Codicote, Hertfordshire, SG4 8SP

LPA Reference: 25/00979/FP

Appellant Reference: 25/LC/PULMORE WATER

5-Year Supply Statement of:

**Steve Jarman
Head of Traveller Assessments
Opinion Research Services Ltd.**

December 2025

Background

1. My name is Steve Jarman and I am Head of Traveller Assessments for Opinion Research Services Ltd. (ORS) where I have worked since May 2013. Previous to that I had over eighteen years' experience in Local Government at both a senior and managerial level. This covered all aspects of consultation, engagement, research and information, and policy development, across the full range of local government and other public-sector services.
2. Formerly as manager of Cardiff Council's own in-house research consultancy I had responsibility for developing and implementing a wide range of research, consultation and community engagement initiatives. I have extensive experience of project managing large-scale strategic and sensitive consultation exercises; the implementation of qualitative and quantitative research methods; evidence-based policy development; and data analysis and interpretation.
3. Also, as a qualified Planner, I have a sound knowledge of the policy and legislative frameworks that relate to local government and the wider public sector, as well as in-depth knowledge of policy, legislation and case law relating to the Travelling Community.
4. I have a BSc in City and Regional Planning from Cardiff University (1994); a Post Graduate Diploma in Town Planning from Cardiff University (1996); and a Post Graduate Certificate in Sustainable Leadership from the University of Wales Institute Cardiff (2010).
5. I lead on the Gypsy and Traveller Accommodation Assessment Portfolio for ORS and have been responsible for GTAA's covering over 170 local authorities in England and Wales.
6. Since starting at ORS I have been responsible for GTAA studies for a large number of local authorities across the UK the majority (8) local authorities in Hertfordshire (including North Hertfordshire in 2024), Devon (4 local authorities, the majority (7) local authorities in Surrey, Central Bedfordshire, Bedford, Milton Keynes, Luton, Kent (4 local authorities), Buckinghamshire (4 local authorities), Cambridgeshire Region (7 local authorities), Cheshire (4 local authorities), Cornwall, Dorset (2 unitary authorities), Cumbria (5 local authorities), Essex Region (14 local authorities), Gloucestershire (6 local authorities), Cornwall, the majority (9) local authorities in Hampshire, Leicestershire (8 local authorities), 20 London Boroughs, Northamptonshire (7 local authorities), Oxfordshire (5 local authorities), Somerset, South West England (4 local authorities), West Sussex (6 local authorities), and Wiltshire - making ORS the largest provider of such studies in the country
7. I have been appointed by North Hertfordshire Council to support their case in this appeal.
8. My evidence deals specifically with the accommodation needs for Gypsies, Travellers and Travelling Showpeople, and the North Hertfordshire Gypsy and Traveller Accommodation Assessment (GTAA) that was completed by ORS and published in June 2024.

Updated 5-Year Supply – December 2025

9. When completing the latest GTAA it was only possible to complete interviews with Gypsies and Travellers living on one private unauthorised site in North Hertfordshire at Danesbury Park Road. Whilst it was not possible to complete formal interviews with residents on the other private site [the appeal site], it was possible to determine that the residents are the same as for the previous GTAA and that there is sufficient land on the site that either has planning permission or is lawful to meet any current and future needs.
10. The critical considerations when seeking to demonstrate a 5-year supply are set out in Paragraph 10 in the PPTS, along with the associated Footnote 4.
11. Paragraph 10 (a) in the PPTS sets out that 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.*
12. Footnote 4 to Paragraph 10 sets out 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 5 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.*
13. Taking the new GTAA into consideration, in my professional view I am of the opinion that the Council can currently demonstrate a deliverable 5-year supply against a current 5-year need target of 4 pitches for the period to 2029/30.
14. All of the identified need in the GTAA arises from the small private unauthorised site. The site has been allocated in the adopted (8th November 2022) North Hertfordshire Local Plan for 4 pitches and this allocation will meet all of the current need for 4 pitches that has identified on the site. The remaining need for 2 pitches is from new household formation and these pitches will not be required for at least 6 years.

Current 5-Year Need Target to 2029/30 (2025 GTAA Report – Figure 2 – adjusted for the current 5-year period)	4 Pitches
Policy HS7: Gypsies, Travellers and Travelling Showpeople <i>The following site, as shown inset into the Green Belt on the Policies Map, is allocated for the provision of permanent Gypsy and Traveller pitches to meet the District's needs up to 2031:</i> <i>Policy CD6 - Land at Woodside Place, Danesbury Park Road is allocated for the provision of 4 permanent Gypsy and Traveller pitches.</i> <i>This site is allocated solely for the accommodation of Gypsy and Travellers that meet the [2015] planning definition. Planning Permission will only be granted for development and occupation that meets the planning definition of Gypsy and Travellers. Other uses will not be permitted.</i>	4 pitches

15. Therefore, any claims by the Appellants that the Council are currently unable to demonstrate a 5-Year Supply are unfounded.