

# Wokingham Gypsy and Traveller Accommodation Needs Assessment Final Report

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ATKINS

Plan Design Enable

# Notice

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# Executive Summary

## Background

Atkins Ltd, in association with Opinion Research Services (ORS), was commissioned by Wokingham Borough Council to undertake a Gypsy and Traveller Accommodation Assessment in March 2012.

The main objective of this study is to assess the need for additional authorised Gypsy and Traveller<sup>1</sup> site provision within Wokingham Borough. This also requires the identification of whether any extra site provision should be on public or private sites, and whether the local authority needs to plan for the provision of transit sites or emergency stopping places.

A secondary objective was to assess the needs of people living on existing sites in terms of any extra service provision that may be required. The study also seeks to highlight how Government planning guidance for Gypsy and Traveller sites will impact upon the planning and housing strategies employed by Wokingham Borough.

The key outcome of this work is to provide a basis for identifying the scale of deliverable and developable sites required to meet Gypsy and Traveller accommodation need, as required by the Government's 'Planning Policy for Traveller Sites'. This study provides an estimate of need for the first five year period of the Local Plan, with longer term estimates provided for years six to fifteen. The work will also help to inform the determination of planning applications.

## Planning for Traveller Sites

The document 'Planning for Traveller Sites' sets out current government policy with respect to how local authorities should plan for gypsy and traveller pitches, and is therefore a key policy document which this study has been prepared to be consistent with. In practice the document states that Local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15
- consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
- protect local amenity and environment.

A key element to the new policies is a continuation of previous government policies. This is that, while local authorities now have a duty to ensure a 5 year land supply to meet the identified needs for Traveller sites, if no need is identified they should set criteria based policies to assess potential sites which may arise in the future. Planning for Traveller Sites notes on Page 3-4 that:

*Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.*

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<sup>1</sup> This study uses the definition of Gypsies and Travellers set out in Governments 'Planning Policy for Traveller Sites': 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

Therefore, criteria based planning policies sit at the heart of the new guidance, irrespective of whether need is identified or not.

## Existing Provision of Gypsy and Traveller Sites

Using information collected by Wokingham Council, the Consultants identified the existing provision of gypsy and traveller sites, which was then verified by site visits undertaken as part of the household survey.

Table 1 below demonstrates the total existing provision of gypsy and traveller pitches identified in the borough during the time of the survey (Summer/Autumn 2012). Significantly for this study, the survey work identified that 35 pitches were occupied by non gypsies and travellers and, as such, are not included in terms of their future accommodation needs as part of this study, in line with government planning policy. The implications of this large number of occupation by non-gypsies and travellers are considered in more detail in Chapter 5.

**Table E.1 - Existing Provision of Gypsy and Traveller Pitches/Plots**

Type of Site	No. of Pitches / Plots
Private sites	81
Private sites with temp planning permission	1
Private sites not occupied by gypsies and travellers	-35
<b>Total private sites</b>	<b>47</b>
Public (Council) sites	34
Transit sites	0
Travelling showpeople sites	1
Unauthorised sites	2
<b>Total (excluding non gypsies and travellers)</b>	<b>84</b>

## Approach to Survey and Response Rate

A key component to assessing accommodation need was a detailed survey of the Gypsy and Traveller population in Wokingham, which was undertaken by ORS. The survey sought to identify a baseline position of the resident Gypsy and Traveller population in the borough, to identify current households with housing needs, and to then use this information to assess likely future household formation to help judge the need for future site provision (considered in Chapter 5).

Interviews were attempted with every Gypsy and Traveller household in the area who were present between August and October 2012. Throughout the survey period interviewers worked from 9am to 7pm each day and made repeated visits to each household until a successful interview was concluded.

Table 2 shows the response rates achieved for each type of gypsy and traveller site in the borough. In total, 62 on-site and 4 bricks and mortar interviews were achieved, which equates to a response rate of 74% of all gypsy and traveller households in the borough. This level of response rate is consistent with other surveys undertaken by ORS and is sufficient enough to provide a robust evidence base on which to identify the future accommodation needs for the gypsy and traveller community.

Table 2 also shows that, of the 81 private pitches identified in the borough, the survey process identified that 35 of these were occupied by individuals or households that were not part of the gypsy and traveller community (as defined by the Government's 'Planning Policy for Traveller Sites'). It is outside the scope of this study to consider the accommodation needs of those outside of the gypsy and traveller community and so such households were not subject to the full household survey and do not feature in the analysis

contained within this chapter. The implications of non-gypsy and travellers occupying pitches intended for gypsy and traveller households is considered in more detail in Chapter 5.

**Table E.2 – Survey Response Rates**

Type of Site	No. of Pitches / Plots	Interviews Achieved	Response Rate (%)
Private sites	81	N/A	N/A
Private sites with temp planning permission	1	1	100%
Private sites not occupied by gypsies and travellers	-35	N/A	N/A
<b>Total private sites</b>	<b>47</b>	<b>37</b>	<b>79%</b>
Public (Council) sites	34	22	65%
Transit sites	0	0	N/A
Travelling showpeople sites	1	0	N/A
Unauthorised sites	2	2	100%
<b>Total (excluding non gypsies and travellers)</b>	<b>84</b>	<b>62</b>	<b>74%</b>
Households in Bricks and Mortar accommodation	Unknown	4	N/A

The full results of the household survey are identified in Chapter 4 of this report.

## Total Pitch Need

Drawing on the results of the household survey, the estimated extra site provision that is required now and in the 15 year period between 2012 and 2027 for Wokingham Borough will be 45 pitches. Full details of the calculation of future need are provided in chapter 5. However, taking into account the two currently undeveloped sites at Walkers Yard and Bearwood Road, which have permission for 20 pitches, there is a total requirement to find sufficient land to accommodate 25 pitches over the next 15 years. This does not include future demand for pitches that may come forward from migration, which is considered below. With the two sites that currently have planning permission for 20 pitches, there is considered to be sufficient supply to meet the accommodation needs of gypsies and travellers during the first five year period between 2012 and 2017.

**Table E.3 – Total Additional Pitch Requirement 2012-2027**

	Gross	Supply	Net
Current unauthorised developments or encampments	1	0	1
Current sites with temporary planning permission	1	0	1
Unauthorised sites currently seeking planning permission	1	0	1
New household formation/dissolution	46	0	46
Net movement to/from bricks and mortar	0	7	-7
Currently overcrowded and require to move	1	1	0
Current Council waiting list	3	0	3
Supply from empty pitches	0	0	0
Supply from sites with planning permission but not yet occupied	0	20	-20
<b>Total additional pitch need</b>	<b>53</b>	<b>28</b>	<b>25</b>

### Approach to net-migration

The most complicated area for a survey such as this is to estimate how many households will require accommodation from outside the area. Potentially Gypsies and Travellers could move to (and from) Wokingham from/to anywhere in the country and the area has seen evidence of high net in-migration in recent years. The fact that London authorities have been largely unable to provide sufficient pitches to accommodate household growth in recent years has also resulted in migration from London to other authorities in the East and South East, and there has also been a general movement from regions in the North and Midlands towards authorities in the south.

When seeking to understand the demand for general housing long-term migration trends can be applied to provide an estimate for the number of household moving to an area. However, for Gypsies and Travellers the level of migration is so small and erratic that long-term trends at local authority level cannot be used as a robust tool to predict future levels of migration. Migration decisions within the gypsy and traveller community are driven by a range of factors, including the location of family members and for economic reasons.

We are not aware of any gypsy and traveller accommodation needs assessments which have found a way to satisfactorily assess future levels of need as a result of net migration, with most assessments simply assuming that the level of the study period will net to zero.

Given that net migration has been a component in the overall level of accommodation need in Wokingham during the past five years, this study recognises that it is possible that net migration during the study period could be positive. However, there is insufficient information available to be able to predict what the future level could be with any confidence. As a result, rather than assess in-migrant households as being part of the accommodation need for the area, the Consultants would propose that the Council should assess future applications for pitches based on the availability of evidence of households that have a clear desire to live in the borough, linked to family connections or for economic reasons. This is consistent with the Government's requirement that authorities identify criteria based planning policies to guide decisions on planning applications where the level of need is not identified. Speculative applications for additional pitches without evidence of migration-based demand from individual households should be refused. Using this approach, the calculation of need set out in this chapter therefore assumes that net migration will be zero in the 15 year study period.

It will also be important for the Council to assess each application against criteria based planning policies to ensure any need not already identified within this study, which sites will be identified for within the forthcoming Gypsy and Traveller Local Plan, is located appropriately. The Council has already identified a criteria-based policy to assess applications that may come forward on unallocated sites, which is set out

within the Wokingham Managing Development Delivery DPD Policy TB10 (see Chapter 2). It is recommended that the Council uses this policy to direct pitch need arising from net-migration which has not already been identified in this study.

## **Currently empty pitches and the issue of non-gypsy and travellers occupying pitches**

On both public and private sites, no empty pitches (excluding those at Walkers Yard and Bearwood Road that are unimplemented) were noted as part of the household survey process. However, evidence from the household survey indicates that at least 35 of the 82 private pitches (including the single site with temporary planning permission) are occupied by non Gypsy and Traveller households, so at most 47 are occupied by Gypsy and Traveller households.

Given that most gypsy and traveller pitches are conditioned for occupation only by those from the gypsy and traveller community, the Consultants have considered whether it is appropriate to count those pitches currently occupied by the non gypsy and traveller community as effectively empty and therefore as a future source of supply. This requires the assumption that the Council will be able to take enforcement action against households/individuals which are currently occupying pitches in contravention of the agreed planning conditions.

At the time of writing, the Council has not commenced enforcement proceedings against any non-gypsy and traveller households that are currently occupying gypsy and traveller pitches illegally, largely because the scale of the issue only came to light recently as a result of the household survey undertaken as part of this study. Whilst the Council does have the option to take enforcement action to free-up pitches, and therefore create future supply to meet the future needs of gypsies and travellers in the borough, the Consultants have taken the view that it is inappropriate to count these pitches as a source of future supply. This is because:

- Although the Council appears to have a strong case to remove households that are illegally occupying gypsy and traveller pitches, the outcome of any enforcement action cannot be guaranteed and so cannot therefore be counted as a certain source of future supply
- The timescales for enforcement action, and when the sites can be made suitable again for gypsy and traveller households, are uncertain, and so the timing of any future supply of pitches is also uncertain

This position is supported by work undertaken in West Somerset, where the consultants who undertook the study also did not include pitches currently occupied by non-gypsy and travellers as a potential source of supply. Although the study report does not go into detail about why such pitches were not included as a potential source of supply, discussions with the report authors have identified that this is because of the reasons given above.

# 1. Introduction

## Background

- 1.1. Atkins Ltd, in association with Opinion Research Services (ORS), was commissioned by Wokingham Borough Council to undertake a Gypsy and Traveller Accommodation Assessment in March 2012.
- 1.2. The main objective of this study is to assess the need for additional authorised Gypsy and Traveller<sup>2</sup> site provision within Wokingham. This also requires the identification of whether any extra site provision should be on public or private sites, and whether the local authority needs to plan for the provision of transit sites or emergency stopping places.
- 1.3. A secondary objective was to assess the needs of people living on existing sites in terms of any extra service provision that may be required. The study also seeks to highlight how Government planning guidance for Gypsy and Traveller sites will impact upon the planning and housing strategies employed by Wokingham.
- 1.4. The key outcome of this work is to provide a basis for identifying the scale of deliverable and developable sites required to meet Gypsy and Traveller accommodation need, as required by the Government's 'Planning Policy for Traveller Sites'. This study provides an estimate of need for the first five year period of the Local Plan, with longer term estimates provided for years six to fifteen. The work will also help to inform the determination of planning applications.

## Methodology

- 1.5. The National Planning Policy Framework is clear that public bodies have a duty to cooperate on planning issues that cross administrative boundaries. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.
- 1.6. As a result, this study has been undertaken in two distinct parts with the neighbouring Berkshire authorities:
  - Part 1 of the study developed a common methodology to assess gypsy and traveller pitch need with Wokingham, Reading, West Berkshire, Bracknell Forest and Royal Borough of Windsor and Maidenhead Councils;
  - Part 2: Using the agreed methodology, the assessment of gypsy and traveller pitch needs was undertaken. This report sets out the findings of the assessment specifically for Wokingham.
- 1.7. Current Government guidance on planning for gypsy and traveller accommodation need<sup>3</sup> also stresses the requirement for early and effective community engagement with both settled and traveller communities. To ensure that this work complies with this requirement, the study has included a comprehensive household survey of gypsy and travellers in the borough, as well as consultation on the survey process and study methodology. Further details on the survey process are included in Chapter 4 of this report.

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<sup>2</sup> This study uses the definition of Gypsies and Travellers set out in Governments 'Planning Policy for Traveller Sites': '*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such*'.

<sup>3</sup> As set out in 'Planning Policy for Traveller Sites'

## Structure of Document

1.8. The structure of this tender document is as follows:

- Chapter 2 provides a summary of the relevant policy context for this work;
- Chapter 3 looks at the existing provision of different types of gypsy and traveller sites in the Borough;
- Chapter 4 provides the results of the household survey of all gypsy and traveller households;
- Chapter 5 looks at the number of additional pitches required to meet current and future gypsy and traveller accommodation needs;

## 2. Policy Context

### Background

- 2.1. Decision making for policy concerning Gypsies & Travellers and Showmen sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. The following pieces of legislation and guidance are relevant when constructing policies relating to Gypsies & Travellers and Showmen:
- Planning Policy for Traveller Sites 2012;
  - National Planning Policy Framework 2012;
  - Environmental Protection Act 1990 for statutory nuisance provisions;
  - The Human Rights Act 1998, when making decisions and welfare assessments;
  - The Town and Country Planning Act 1990 (as subsequently amended);
  - Homelessness Legislation and Allocation Policies;
  - The local authority development plan and emerging Local Development Frameworks;
  - Criminal Justice and Public Order Act 1994 (sections 61, 62);
  - Anti-social behaviour Act 2003 (both as victims and perpetrators of anti-social behaviour);
  - Planning and Compulsory Purchase Act 2004;
  - Housing Act 2004 which requires local housing authorities to assess the accommodation needs of Gypsies & Travellers and Showmen as part of their housing needs assessments. This study complies with the this element of government guidance ;
  - Housing Act 1996 in respect of homelessness.
- 2.2. The Criminal Justice and Public Order Act 1994 (Sections 61, 62) is particularly important with regard to the issue of planning for Gypsy and Traveller site provision. This repealed the duty of local authorities to provide appropriate accommodation for Gypsies and Travellers. However, Circular 1/94 did support maintaining existing sites and stated that appropriate future site provision should be considered.
- 2.3. For site provision, the previous Labour Government guidance focused on increasing site provision for Gypsies and Traveller and encouraging local authorities to have a more inclusive approach to Gypsies and Travellers within their housing needs plans. The Housing Act 2004 required local authorities to identify the need for Gypsy and Traveller sites, alongside the need for other types of housing, when conducting Housing Needs Surveys. Therefore all local authorities were required to undertake accommodation assessments for Gypsies and Travellers either as a separate study such as this one, or as part of their main Housing Needs Assessment.
- 2.4. Local authorities were encouraged rather than compelled to provide new Gypsy and Traveller sites by central government. Circular 1/06 'Planning for Gypsy and Traveller Caravan Sites', released by the DCLG in January 2006, replaced Circular 1/94 and suggested that the provision of authorised sites should be encouraged so that the number of unauthorised sites would be reduced.
- 2.5. The Coalition Government announced that the previous government's thinking contained in Planning for Gypsy and Traveller Caravan Sites (Circular 01/06) and the guidance on conducting Gypsy and Traveller Accommodation Assessments published in updated form in October 2007 was to be repealed, along with the Regional Spatial Strategies which were used to allocate pitch provision to local authorities. This happened in 2012 with the publication of the CLG document 'Planning for Traveller Sites' in March 2012.

### Planning for Traveller Sites

- 2.6. The document 'Planning for Traveller Sites' sets out the current direction of government policy. Among other objectives the new policies aims in respect of traveller sites are (Planning for Traveller Sites Page 1-2) :

- that local planning authorities should make their own assessment of need for the purposes of planning
- to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- to encourage local planning authorities to plan for sites over a reasonable timescale
- that plan-making and decision-taking should protect Green Belt from inappropriate development
- to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- to reduce tensions between settled and traveller communities in plan-making and planning decisions
- to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- for local planning authorities to have due regard to the protection of local amenity and local environment.

2.7. In practice the document states that (Planning for Traveller Sites Page 3):

*'Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities.'*

2.8. Local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15
- consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
- protect local amenity and environment.

2.9. A key element to the new policies is a continuation of previous government policies. This is that, while local authorities now have a duty to ensure a 5 year land supply to meet the identified needs for Traveller sites, if no need is identified they should set criteria based policies to assess potential sites which may arise in the future. Planning for Traveller Sites notes on Page 3-4 that:

*Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.*

2.10. Therefore, criteria based planning policies sit at the heart of the new guidance, irrespective of whether need is identified or not.

## Local Policy

### Wokingham Borough Core Strategy

- 2.11. The Core Strategy provides the broad spatial vision for the borough to 2026 and the policies designed to achieve this. It implements the requirements for land use planning deriving from the Sustainable Community Strategy (Building on Success – Community Strategy for Wokingham District 2002-2012). Policy CP2 of the Core Strategy relates to inclusive communities, the supporting text states 'in order to achieve sustainable development, it is important that the needs of all sections of the population are met through development.
- 2.12. Policy CP2 - Inclusive communities, provides the context for why the borough will provide pitches for gypsies and travellers:
- To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:
- a. An ageing population, particularly in terms of housing, health and wellbeing;
  - b. Children, young people and families, including the co-ordination of services to meet their needs;
  - c. People with special needs, including those with a physical, sensory or learning disability or problems accessing services; and
  - d. The specific identified needs of minority groups in the borough, including Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and travelling showpeople (including allocations in other Development Plan Documents) will demonstrate that:
    - i. The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
    - ii. The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.
- 2.13. The supporting text to the policy states that, in order to achieve sustainable development, it is important that the needs of all sections of the population are met through development. All proposals should take into account relevant equality and diversity legislation. Additionally, proposals for any specific part of the community should take account of other relevant legislation. For example provision for Gypsies and Travellers should accord with the approach outlined in the LDF and take account of the Housing Act and Circular 1/2006 which requires sites to be identified to meet needs.
- 2.14. The supporting text also states that, allocations (if required) will be examined following the early revision of the South East Plan. The meeting of the South East England Regional Assembly on 4 March 2009 agreed recommendations to the Secretary of State regarding permanent pitch requirements to 2016. For Wokingham Borough, it was recommended that the requirement is:
- 21 pitches for gypsies and travellers; and
  - 2 pitches for travelling showpeople.
- 2.15. However, the Secretary of State for Communities and Local Government has announced that the South East Plan will be the third regional strategy to be revoked. The Government's 'Planning for Traveller Sites' sets out the need for local authorities to identify their own need for additional traveller pitches at a local authority level, which will replace the recommended pitch requirements set out in the South East Plan. This work forms the evidence base which identifies the scale of need for additional traveller sites and therefore fulfils the requirement set out in 'Planning for Traveller Sites'.
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## **Wokingham Managing Development Delivery Development Plan Document (emerging)**

- 2.16. The Managing Development Delivery DPD will be the borough's second development plan document and will provide a greater level of detail about how the vision in the boroughs adopted Core Strategy will be delivered. The Examination in Public of the document is scheduled for May 2013. Policy TB10 is a criteria based policy that deals specifically with Traveller Sites
- 2.17. Policy TB10: Traveller Sites, states that planning permission may be granted for new gypsy and traveller pitches or travelling showpeople plots or extensions to existing sites where it can be demonstrated that:
- a. There is an identified need (as identified within this study)
  - b. The site is located in the Borough's existing settlements or is adjacent to a existing settlement either within or adjacent to the Borough
  - c. Avoids impacting on the separate identity of settlements
  - d. The site has access to a range of local services such as shops; health facilities including doctors, schools, and a range of amenities including play areas and other recreation facilities
  - e. No significant barriers to development exists in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable
  - f. Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme
  - g. The proposals will not result in an unacceptable loss of amenity of neighbouring land uses
  - h. Mixed use proposals (which are sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity
  - i. The scheme avoids any adverse impacts on the Special Protection Areas

## 3. Gypsy and Traveller Sites in Wokingham

### Definition of Gypsy and Traveller Sites

- 3.1. A mainstream Housing Needs Survey typically focuses upon the number of dwellings required in an area, and how many of these should each be provided by the public and private sector. The central aim of this study was to follow a similar format for Gypsy & Traveller and Showmen accommodation requirements.

### Plots and Pitches

- 3.2. The main consideration of this study is the provision of pitches and sites for Gypsies and Travellers and plots and yards for Showmen. A pitch (for Gypsies and Travellers) or a plot (for Travelling Showpeople) is an area which is large enough for one household to occupy and typically contains enough space for two caravans, but can vary in size. A site or yard is a collection of pitches which form a development exclusively for Gypsies & Travellers or Showmen.

### Public Sites

- 3.3. The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of Gypsy and Traveller site is the publicly-provided residential site, which is provided by the local authority, or by a registered provider (usually a housing association). Places on public sites can be obtained through a waiting list, and the costs of running the sites are met from the rent paid by the licensees. Therefore, public sites are a direct equivalent of social housing among bricks and mortar tenants. There are currently two public sites in Wokingham.

### Private Sites

- 3.4. The alternative to public residential sites is private residential sites for Gypsies & Travellers and Showmen. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on existing private sites. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing.

### Transit Sites

- 3.5. The Gypsy & Traveller and Showmen population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a maximum period of residence which can vary from a few weeks to a period of months. An alternative is an emergency stopping place. This type of site also has restrictions on the length of time for which someone can stay on it, but has much more limited facilities. Both of these two types of site are designed to accommodate Gypsies & Travellers and Showmen whilst they travel.

### Unauthorised Sites

- 3.6. Further considerations in the Gypsy & Traveller and Showmen population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Gypsies & Travellers and Showmen, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments can also occur on land which is not owned by Gypsies & Travellers and Showmen.

## Existing Provision of Gypsy and Traveller Sites

- 3.7. Using information collected by Wokingham Council, the Consultants identified the existing provision of gypsy and traveller sites, which was then verified by site visits undertaken as part of the household survey.
- 3.8. Table 1 below demonstrates the total existing provision of gypsy and traveller pitches identified in the borough during the time of the survey (Summer/Autumn 2012). Significantly for this study, the survey work identified that 35 pitches were occupied by non gypsies and travellers and, as such, are not included in terms of their future accommodation needs as part of this study, in line with government planning policy. The implications of this large number of occupation by non-gypsies and travellers are considered in more detail in Chapter 5.

**Table 1. Existing Provision of Gypsy and Traveller Pitches/Plots**

Type of Site	No. of Pitches / Plots
Private sites	81
Private sites with temp planning permission	1
Private sites not occupied by gypsies and travellers	-35
<b>Total private sites</b>	<b>47</b>
Public (Council) sites	34
Transit sites	0
Travelling showpeople sites	1
Unauthorised sites	2
<b>Total (excluding non gypsies and travellers)</b>	<b>84</b>

## Caravan Count

- 3.9. The best quantitative information available on the history of the size of the Gypsy and Traveller population in the Borough derives from a bi-annual survey of Gypsy and Traveller caravans which is conducted by each local authority in England on a specific date in January and July of each year. This count is of caravans and not households which makes it more difficult to interpret for a study such as this. It must also be remembered that the count is conducted by the local authority on a specific day and that any unauthorised encampments which occur on other dates will not be recorded. The count also only features those caravans the local authority is aware of. Therefore, it may not reflect all of the Gypsy and Traveller caravans in the authority.
- 3.10. Figure 1 illustrates that during the most recent count in January 2012 there were 189 caravans in Wokingham. However, it should be recognised that the caravan count also includes a significant proportion of occupation by non gypsies and travellers, as identified in Table 1. The borough saw a rapid rise in caravans recorded between 2007 and 2011, which is mainly due to planning permission being granted for a number of new private sites in this period, although many of these new sites appear to accommodate non gypsies and travellers.

**Figure 1. Caravan Count in Wokingham**



## Bricks and Mortar

- 3.11. Government guidance also requires local authorities to consider the accommodation needs of gypsies and travellers living in bricks and mortar accommodation.
- 3.12. In general, Gypsies and Travellers in bricks and mortar accommodation are difficult to identify because few housing waiting and transfer lists identify Gypsies and Travellers as a separate ethnic group. However, through our household survey process we have been able to identify four gypsy and traveller households in bricks and mortar accommodation.

## 4. Survey Results

### Background

- 4.1. A key component to assessing accommodation need was a detailed survey of the Gypsy and Traveller population in Wokingham, which was undertaken by ORS. The survey sought to identify a baseline position of the resident Gypsy and Traveller population in the borough, to identify current households with housing needs, and to then use this information to assess likely future household formation to help judge the need for future site provision (considered in Chapter 5).
- 4.2. Interviews were attempted with every Gypsy and Traveller household in the area who were present between August and October 2012. Throughout the survey period interviewers worked from 9am to 7pm each day and made repeated visits to each household until a successful interview was concluded.
- 4.3. Table 2 shows the response rates achieved for each type of gypsy and traveller site in the borough. In total, 62 on-site and 4 bricks and mortar interviews were achieved, which equates to a response rate of 74% of all gypsy and traveller households in the borough. This level of response rate is consistent with other surveys undertaken by ORS and is sufficient enough to provide a robust evidence base on which to identify the future accommodation needs for the gypsy and traveller community.
- 4.4. Table 2 also shows that, of the 81 private pitches identified in the borough, the survey process identified that 35 of these were occupied by individuals or households that were not part of the gypsy and traveller community (as defined by the Government's 'Planning Policy for Traveller Sites'). It is outside the scope of this study to consider the accommodation needs of those outside of the gypsy and traveller community and so such households were not subject to the full household survey and do not feature in the analysis contained within this chapter. The implications of non-gypsy and travellers occupying pitches intended for gypsy and traveller households is considered in more detail in Chapter 5.

**Table 2. Survey Response Rates**

Type of Site	No. of Pitches / Plots	Interviews Achieved	Response Rate (%)
Private sites	81	N/A	N/A
Private sites with temp planning permission	1	1	100%
Private sites not occupied by gypsies and travellers	-35	N/A	N/A
<b>Total private sites</b>	<b>47</b>	<b>37</b>	<b>79%</b>
Public (Council) sites	34	22	65%
Transit sites	0	0	N/A
Travelling showpeople sites	1	1	100%
Unauthorised sites	2	2	100%
<b>Total (excluding non gypsies and travellers)</b>	<b>84</b>	<b>62</b>	<b>74%</b>
Households in Bricks and Mortar accommodation	Unknown	4	N/A

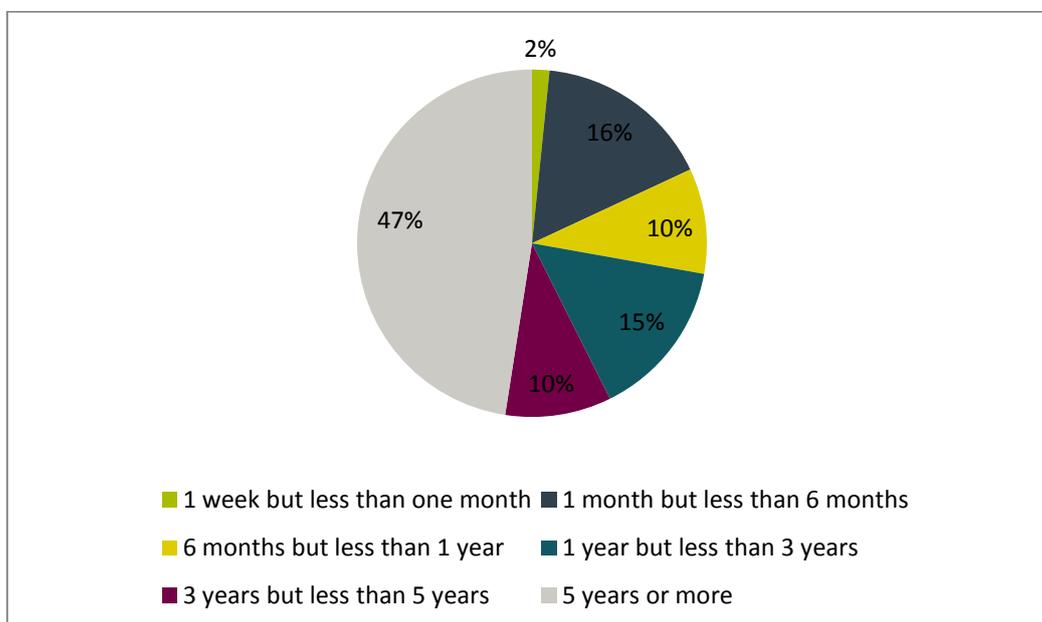
4.5. Throughout this study the person responding to the survey will be referred to as the respondent, and in questions which refer to all people in the household they will be referred to as household members. Throughout the remainder of this report the majority of numbers which appear on the charts represent the percentage of respondents who appear in that category. The purpose of showing percentages is to allow the results of the survey to be extrapolated to the whole Gypsy and Traveller population of Wokingham. In a few cases it is more appropriate to use the actual number of respondents, and these cases are clearly identified. In all charts those respondents who answered ‘don’t know’, or did not answer the question, are omitted unless otherwise stated.

## Results

### Length of Residence

4.6. The majority of Gypsies and Travellers surveyed have a long period of residence in Wokingham with 47% of respondents having lived on their current site for more than 5 years. 95% of the respondents to the survey identified their current site was their permanent base.

**Figure 2. Length of Time Respondents Have Lived on Their Current Site**

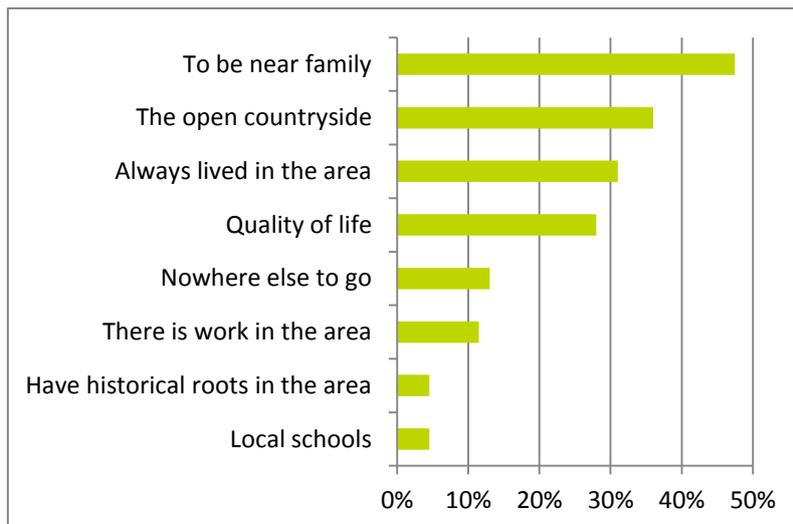


### Attractions of Living in Wokingham

4.7. Respondents were asked to identify the main reasons that attracted them to live in Wokingham. They were allowed to select as many reasons as they wished from a list of nine options.

4.8. The main factors that attracted respondents to the area were to be near to their family and the open countryside. Just under a third said that they have always lived in this area while 13% reported that they were attracted to the borough because they had nowhere else to go.

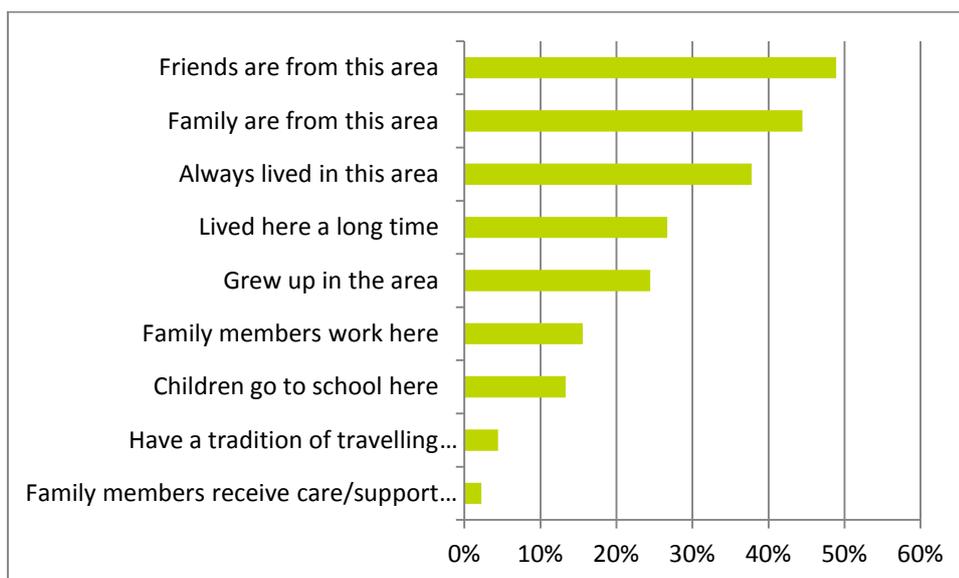
**Figure 3. Main Attractions that Drew Households to Wokingham**



### Connections with the Area

4.9. Almost three quarters of respondents felt that they have strong connections to Wokingham with the main links identified being that friends of family were from the area or that they had always lived in the area.

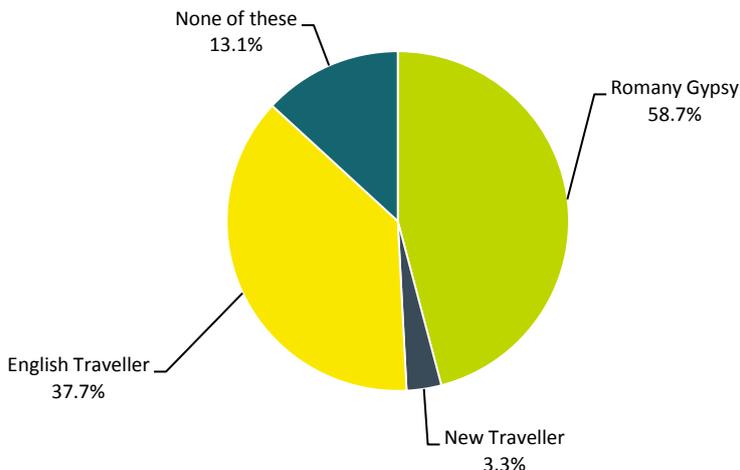
**Figure 4. Nature of Local Connections**



### Ethnic Background

4.10. Just under 60% of all respondents explicitly identified themselves as being Romany Gypsies, while just over two thirds stated they were English Gypsies or Travellers. Around 3% of respondents are New Travellers.

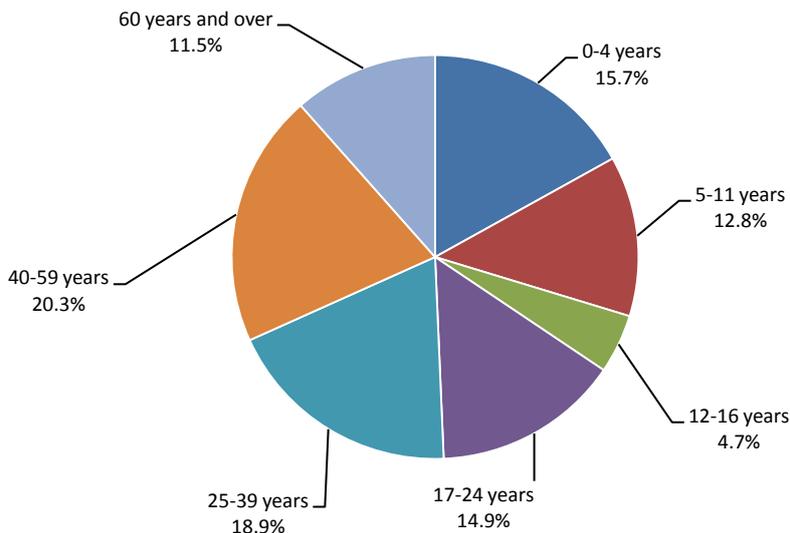
**Figure 5. Ethnic Group**



**Demographic Structure**

4.11. The households showed a mixed range of ages across their members. The households contained just 12% of people who were of retirement age, but 33% of all household members were aged 16 years or under. 18% of all household members were of school age and another 16% were children aged 4 years or less. The demographic structure in Wokingham is broadly similar to that of gypsies and travellers across England.

**Figure 6. Age of Household Members**

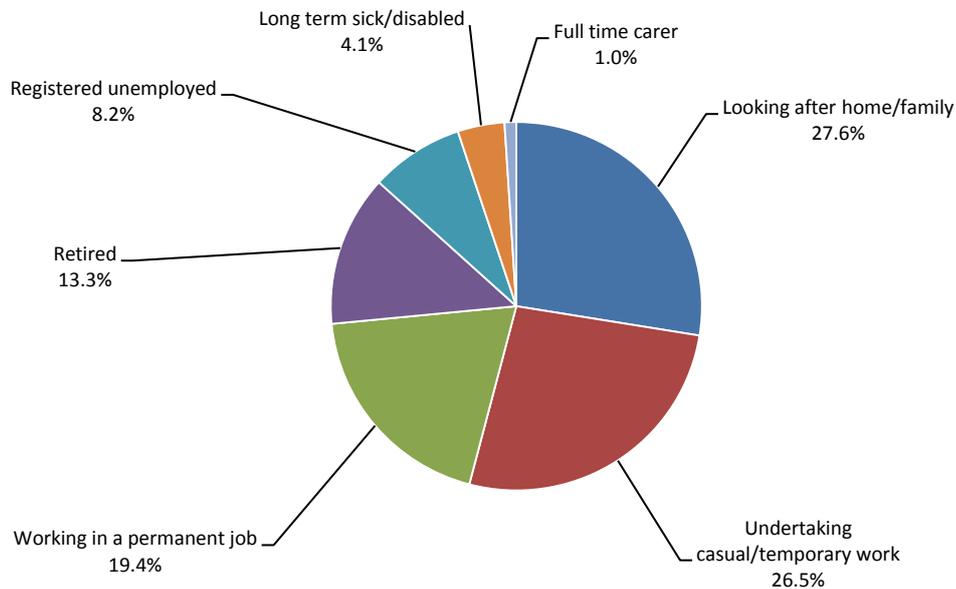


**Employment Status**

4.12. Of those who had their employment status recorded, 27% were undertaking casual or temporary work. The types of temporary work included: building work, landscaping, gardening and tree

work. Over a quarter of respondents were looking after the home/family (28%) while 13% were retired. 19% of respondents were working in a full time job.

**Figure 7. Employment Status of Household Members Aged 16+**



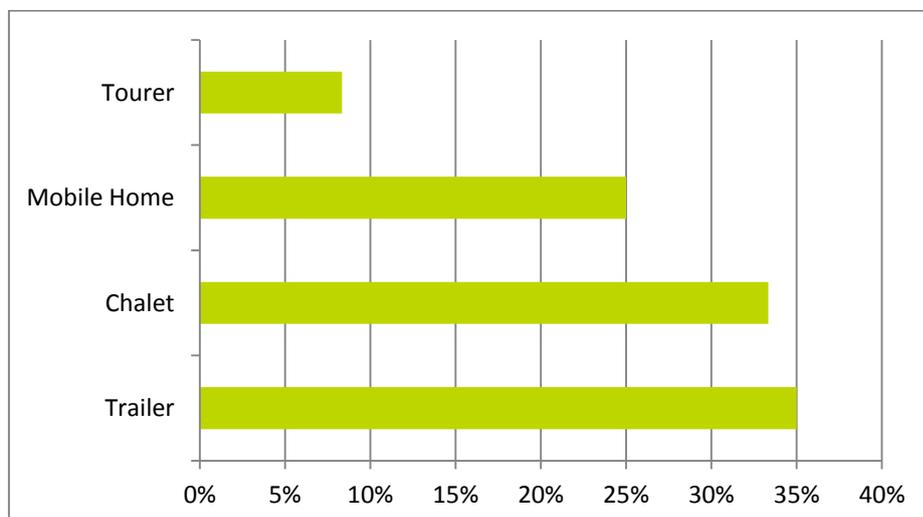
### Health Issues

4.13. 30% of respondents interviewed reported that their household contained at least one member with a long-term health problem. However, only 6% that reported a long term health problem within the household, four respondents said that they require an adaptation in their home to meet the care needs of those with health issues. The adaptations needed included: grab rails and aids to help day to day life, an emergency alarm and a shower.

### Type of Site

4.14. Figure 8 shows that the type of accommodation occupied by respondents (excluding those in bricks and mortar) shows considerable variation. Around 60% of all households occupied at least one trailer, while a number had a mobile home or chalet. If the household had any combination of accommodation then they were counted in all categories.

**Figure 8. Nature of Accommodation**



### Additional Caravans

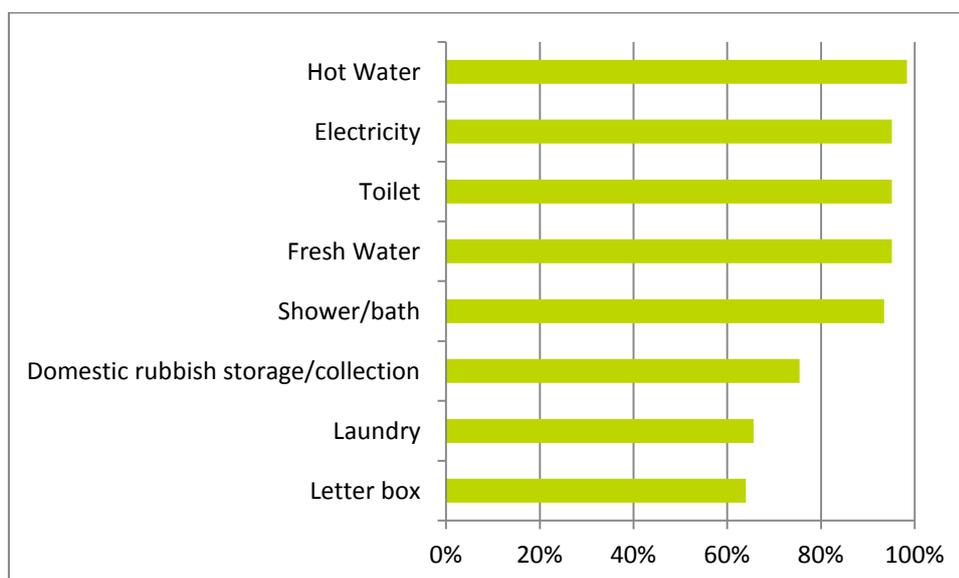
4.15. All respondents were asked if they require extra caravans. The evidence from the survey is that only two households would like more caravans within their existing household.

4.16. The phrasing of this question focused on a need rather than a demand for more caravans. Respondents were asked, irrespective of who was purchasing the caravans, whether they needed more caravans for household members. Therefore, this question simply reflected a perceived need for more caravans, rather than an ability to afford (demand for) more caravans.

### Site Facilities

4.17. Figure 9 shows that the percentage of households with access to facilities which are just for their own use. Many of those who do not have access to facilities such as fresh water, electricity, a toilet and laundry were on sites where they are available on a communal basis.

**Figure 9. Facilities that are available to respondents for the sole use of their family**

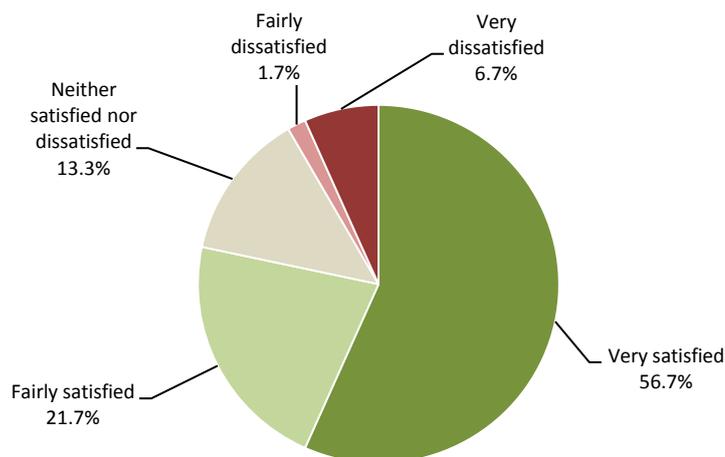


### Views of Sites

4.18. The majority of respondents were satisfied with their sites. 78% of respondents expressed some form of satisfaction with their site, with 57% stating they were very satisfied. Only 8% expressed dissatisfaction.

4.19. The text comments which accompany this question indicate that tenants on private sites owned by others are often dissatisfied by the level of facilities available on these sites.

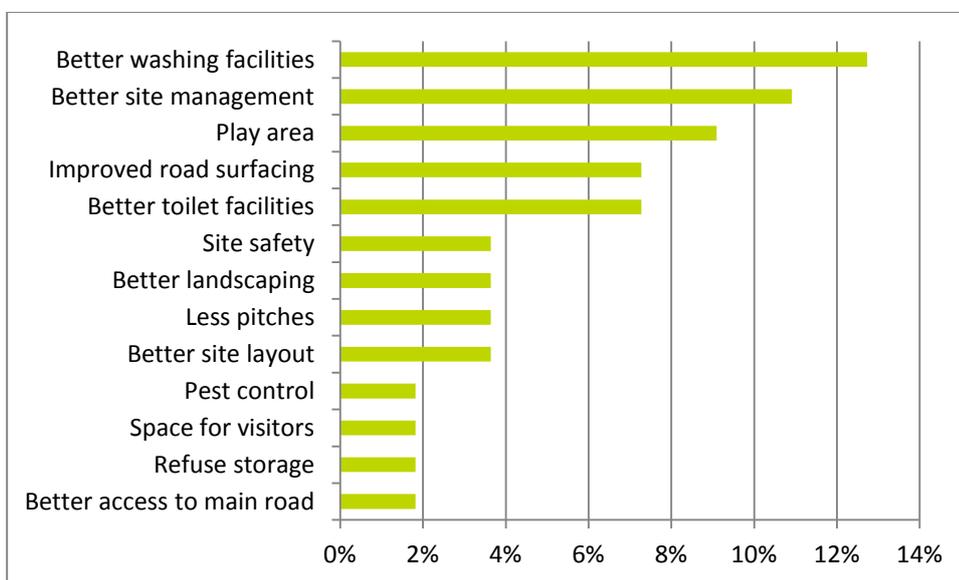
**Figure 10. Satisfaction with Current Site**



4.20. Figure 11 shows the improvements which were identified by respondents as being required at their permanent sites. Despite over three quarters being satisfied with their sites, only 58% of respondents felt that no improvements were required.

4.21. Of those respondents who cited improvements, many wanted better site management and washing facilities, as well as improved play area equipment.

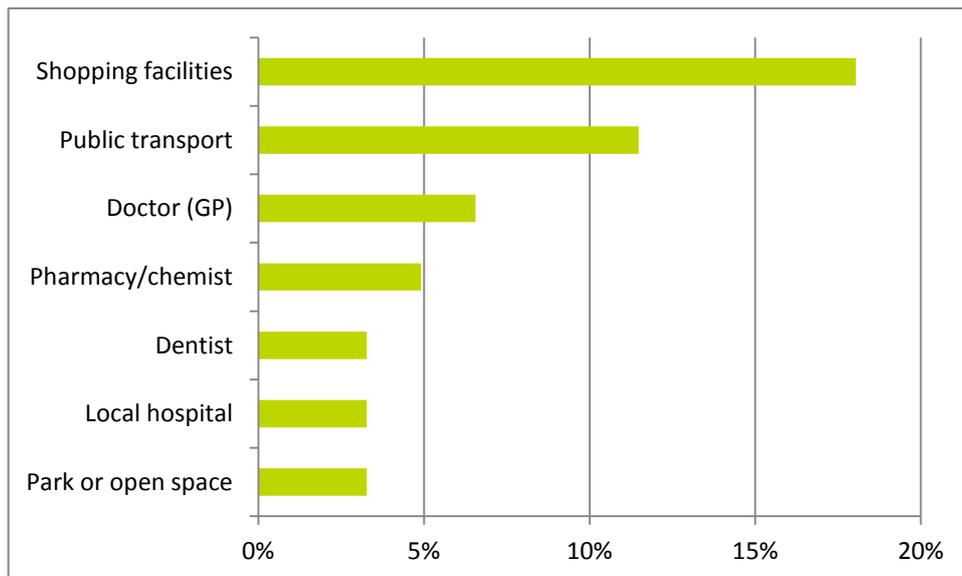
**Figure 11. Improvements which Respondents would like to see on their Site**



**Access to Services**

4.22. When asked what services they needed that they had difficulties accessing, the highest proportion of respondents cited shopping facilities (18%) and public transport (11%) as being the hardest services to access.

**Figure 12. Services that respondents have difficulty in accessing**

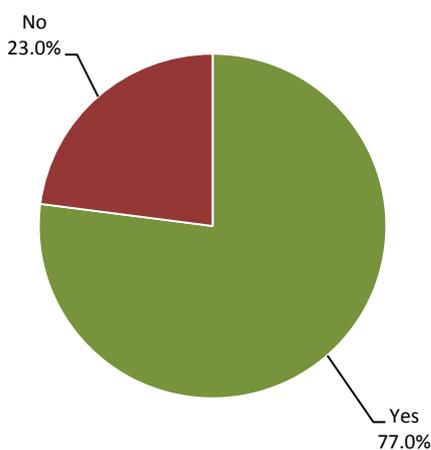


### Accommodation Suitability

4.23. More than three quarters of respondents feel that their current accommodation and site meets all of their needs in terms of accommodation quality, space and site facilities. However, 14 respondents stated that this was not the case for them.

4.24. Text comments for those who feel that their current accommodation and site do not meet their needs said that this was because their accommodation was lacking facilities, was too small, was in a poor state of repair and that the site was lacking facilities.

**Figure 13. Percentage of Respondents that Feel Needs can be Addressed at Current Site**



### Private Sites

4.25. Eight respondents to the survey reported that they had required planning permission for their site. Of those who did need planning permission, one felt that this was very easy to obtain, three felt it was neither easy nor difficult, two felt it was fairly difficult and one thought it was very difficult to obtain planning permission for their site.

## **Propensity to Travel**

- 4.26. 75% of respondents reported that they had not travelled at all during the last 12 months and only 28% of those who did not travel in the past 12 months had travelled in the past. The most common explanation for this is that they want a more settled lifestyle, they have children or that they have work commitments

## 5. Future Site Provision Requirements

### Introduction

- 5.1. This section focuses on the extra site provision which is required in Wokingham until 2027 in 5 year intervals, drawing upon the survey results set out in Chapter 4. This section concentrates on the total extra provision which is required in the area, including the need for any transit site / emergency stopping place provision.
- 5.2. The March 2012 CLG document 'Planning Policy for Traveller Sites', requires an assessment for future pitch requirements, but does not provide a suggested methodology for undertaking this calculation. However the key factor in any calculation such as this is to compare the amount of extra site space which will become available with a prediction of the need for extra space on sites. The final components of need to be taken into account were set out and agreed by the Berkshire authorities as part of the methodology consultation process undertaken as Part 1 of this work.

### Current Gypsy and Traveller Site Provision

- 5.3. The first stage of the process is to assess how much space is, or will become, available on existing sites. The main ways in which space is/will be freed are:
- Currently empty pitches;
  - New sites or site extensions which have/are likely to gain planning permission;
  - Migration away from the area;
  - Movement to bricks and mortar;

### Currently empty pitches and the issue of non-gypsy and travellers occupying pitches

- 5.4. On both public and private sites, no empty pitches were noted as part of the household survey process. However, evidence from the household survey indicates that at least 35 of the 82 private pitches (including the single site with temporary planning permission) are occupied by non Gypsy and Traveller households, so at most 47 are occupied by Gypsy and Traveller households.
- 5.5. Given that most gypsy and traveller pitches are conditioned for occupation only by those from the gypsy and traveller community, the Consultants have considered whether it is appropriate to count those pitches currently occupied by the non gypsy and traveller community as effectively empty and therefore as a future source of supply. This requires the assumption that the Council will be able to take enforcement action against households/individuals which are currently occupying pitches in contravention of the agreed planning conditions.
- 5.6. At the time of writing, the Council has not commenced enforcement proceedings against any non-gypsy and traveller households that are currently occupying gypsy and traveller pitches illegally, largely because the scale of the issue only came to light recently as a result of the household survey undertaken as part of this study. Whilst the Council does have the option to take enforcement action to free-up pitches, and therefore create future supply to meet the future needs of gypsies and travellers in the borough, the Consultants have taken the view that it is inappropriate to count these pitches as a source of future supply. This is because:
- Although the Council appears to have a strong case to remove households that are illegally occupying gypsy and traveller pitches, the outcome of any enforcement action cannot be guaranteed and so cannot therefore be counted as a certain source of future supply
  - The timescales for enforcement action, and when the sites can be made suitable again for gypsy and traveller households, are uncertain, and so the timing of any future supply of pitches is also uncertain

- 5.7. This position is supported by work undertaken in West Somerset, where the consultants who undertook the study also did not include pitches currently occupied by non-gypsy and travellers as a potential source of supply. Although the study report does not go into detail about why such pitches were not included as a potential source of supply, discussions with the report authors have identified that this is because of the reasons given above.

### **New sites which have planning permission**

- 5.8. We are aware of two sites which have been granted planning permission which, between them, are suitable to accommodate 20 pitches, at Walkers Yard and Bearwood Road. Both sites are considered to be suitable and deliverable and can therefore be considered as pitch supply to meet the future needs of gypsy and traveller households on private pitch sites.

### **Migration away from the area**

- 5.9. The household survey identified that two households want to move to a Council site located outside of Wokingham. No other households identified that they wanted to move away from the area. However, the levels of migration from the gypsy and traveller community into and out of a particular area are impossible to predict with any confidence. This study cannot therefore extrapolate the two households that have expressed a desire to move away over the study period (15 years). Our suggested approach to planning for need resulting from net-migration is set out below.

### **Movement to bricks and mortar**

- 5.10. The household survey identified that seven households wish to move from pitches to bricks and mortar. These households are counted within the model on a one for one basis, meaning that seven households will free up seven pitches to meet future accommodation needs. Given the uncertainties in predicting the future levels of movement to bricks and mortar, we have not extrapolated this figure over the study period.

### **Additional Site Provision**

- 5.11. The next stage of the process is to assess how many households are likely to be seeking pitches in the area. Groups of people who are likely to be seeking pitches will include those:

- on unauthorised encampments but with pending planning applications;
- on unauthorised developments for which planning permission is not expected to be granted;
- households which are currently overcrowded;
- new households expected to arrive from elsewhere;
- on the Council's waiting list for pitches at the two public sites;
- new family formations expected to arise from within existing households; and
- in housing but with a need for site accommodation.

### **Pending planning applications**

- 5.12. Wokingham has one unauthorised site currently seeking planning permission and we have counted that within the needs figures for this assessment. There is also one pitch with a temporary planning permission which expires in 2016. This site is currently vacant, but on the assumption that it will be occupied at some point in the future we have included it as a future need for the area.

### **Current unauthorised developments and encampments**

- 5.13. Wokingham has three current unauthorised sites. As noted above, one is subject to a current planning application. One has been present since 1977 and therefore should not be counted as part of any needs figures because it is subject to lawful use. The final site is for one pitch and has had a previous planning application refused, but is still occupied.

### **Approach to net-migration**

- 5.14. The most complicated area for a survey such as this is to estimate how many households will require accommodation from outside the area. Potentially Gypsies and Travellers could move to

(and from) Wokingham from/to anywhere in the country and the area has seen evidence of high net in-migration in recent years. The fact that London authorities have been largely unable to provide sufficient pitches to accommodate household growth in recent years has also resulted in migration from London to other authorities in the East and South East, and there has also been a general movement from regions in the North and Midlands towards authorities in the south.

- 5.15. When seeking to understand the demand for general housing long-term migration trends can be applied to provide an estimate for the number of household moving to an area. However, for Gypsies and Travellers the level of migration is so small and erratic that long-term trends at local authority level cannot be used as a robust tool to predict future levels of migration. Migration decisions within the gypsy and traveller community are driven by a range of factors, including the location of family members and for economic reasons.
- 5.16. We are not aware of any gypsy and traveller accommodation needs assessments which have found a way to satisfactorily assess future levels of need as a result of net migration, with most assessments simply assuming that the level of the study period will net to zero.
- 5.17. Given that net migration has been a component in the overall level of accommodation need in Wokingham during the past five years, this study recognises that it is possible that net migration during the study period could be positive. However, there is insufficient information available to be able to predict what the future level could be with any confidence. As a result, rather than assess in-migrant households as being part of the accommodation need for the area, we would propose that the Council should assess future applications for pitches based on the availability of evidence of households that have a clear desire to live in the borough, linked to family connections or for economic reasons. Speculative applications for additional pitches without evidence of migration-based demand from individual households should be refused. Using this approach, the calculation of need set out in this chapter therefore assumes that net migration will be zero in the 15 year study period.
- 5.18. It will also be important for the Council to assess each application against criteria based planning policies to ensure any need not already identified within this study, which sites will be identified for within the forthcoming Gypsy and Traveller Local Plan, is located appropriately. The Council has already identified a criteria-based policy to assess applications that may come forward on unallocated sites, which is set out within the Wokingham Managing Development Delivery DPD Policy TB10 (see Chapter 2). It is recommended that the Council uses this policy to direct pitch need arising from net-migration which has not already been identified in this study.

### **Waiting list for council sites**

- 5.19. The method of registering a desire to obtain a pitch on a public site is through placing your name on the waiting list held by Wokingham Borough Council. There are currently three applicants for the Twyford Orchards site, all three of which have been included on a one for one basis in the needs model.

### **New household formation**

- 5.20. It is recognised that an important group for future pitch provision will be older children who form their own households. The survey of the Gypsy and Traveller population found two households contained members who were expected to form new households in the next two years. This would equate to one household forming per annum.
- 5.21. However, the age profile of the population indicates that formation rates in the future may become higher as there are significant numbers of young people in the population. On the basis that there are approximately 83 Gypsy and Traveller households in Wokingham (not including travelling showpeople households which are dealt with separately) and 33% of the population are aged 16 years and under, it should be expected that the population is likely to grow at a rate typical for Gypsy and Traveller populations of around 3% per annum. Over a 15 year period this is likely to equate to the need for an additional 45 pitches in the borough.

## Bricks and mortar

- 5.22. The survey of Gypsies and Travellers found no households who wished to move from bricks and mortar to sites.

## Accommodation for Travelling Showpeople

- 5.23. The survey of Gypsies and Travellers found only one travelling showpeople household in the borough. The household expressed no desire for additional plots during the study period, therefore there is no additional need for travelling showpeople plots in the borough.

## Transit pitches/Emergency stopping provision

- 5.24. 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 on the way to somewhere else. They do not have a function in meeting local need which must be addressed on permanent sites. Therefore, the key issue in determining if there is a requirement for further transit site provision is whether there is evidence of sufficient travelling through the area.
- 5.25. Table 3 shows the number of caravans recorded as unauthorised encampments on land not owned by gypsies and travellers, recorded by the Council as part of the bi-annual caravan count. The number of caravans on land not owned by gypsies and travellers has been very low within the borough. It should also be noted that transit sites are not always the most effective way to meet travellers' needs and other mechanisms such as flexibility in residential sites to accommodate visiting families are often considered more appropriate and easier to manage.
- 5.26. The borough does not currently have any provision for transit pitches. Given the very limited levels of unauthorised encampments on land not owned by gypsies and travellers in the borough over recent years, combined with the fact that there are more effective mechanisms to accommodate visiting families, we recommend that there is not a clear need for additional transit provision.

**Table 3. Number of caravans recorded as unauthorised encampments on land not owned by gypsies and travellers**

Period	No. of caravans
Jan 2013	0
July 2012	4
Jan 2012	0
July 2011	0
Jan 2011	0

## Total Pitch Need

- 5.27. The estimated extra site provision that is required now and in the near future for Wokingham will be 45 pitches to address the natural growth in the population to over the fifteen year period between 2012 and 2027, and to address the needs of households on unauthorised sites and those with temporary planning permission (including the movements to bricks and mortar etc identified above). However, taking into account the two currently undeveloped sites, which have permission for 20 pitches, there is a total requirement to find sufficient land to accommodate 25 pitches over the next 15 years.
- 5.28. We would stress that, based on recent evidence of net migration and the wider movement of gypsies and travellers from London to other authorities in the south east, it is likely other households will come forward seeking to develop new sites from elsewhere in the country. This must be considered against the local authority's site criteria because they have not been explicitly included in this need assessment. It is therefore important that Wokingham have clear criteria

based planning policies through which to assess future planning applications (see section on approach to net-migration above).

## Total Future Pitch Requirements

- 5.29. Taking into account the pitch needs identified above, as well as the potential supply, we estimate that there is a total additional pitch requirement between 2012 and 2027 of 25 pitches (see Table 3). Tables 4, 5 and 6 demonstrate how the additional pitch needs have been calculated broken down by five year time frames over the next 15 years.

**Table 4. Total Additional Pitch Requirement 2012-2027**

	Gross	Supply	Net
Current unauthorised developments or encampments	1	0	1
Current sites with temporary planning permission	1	0	1
Unauthorised sites currently seeking planning permission	1	0	1
New household formation/dissolution	46	0	46
Net movement to/from bricks and mortar	0	7	-7
Currently overcrowded and require to move	1	1	0
Current Council waiting list	3	0	3
Supply from empty pitches	0	0	0
Supply from sites with planning permission but not yet occupied	0	20	-20
<b>Total additional pitch need</b>	<b>53</b>	<b>28</b>	<b>25</b>

- 5.30. Table 5 shows the additional pitch requirement for the borough during the first five years of the study period (2012-2017). The supply of 20 pitches from the two sites which currently have planning permission but are not yet occupied (at Walkers Yard and Bearwood Road), when combined with the net movement to/from bricks and mortar accommodation, mean that total supply is eight pitches greater than total estimated demand during this period. This means that the borough has no additional need for additional pitches during this period.

**Table 5. Total Cumulative Additional Pitch Requirement 2012-2017**

	Gross	Supply	Net
Current unauthorised developments or encampments	1	0	1
Current sites with temporary planning permission	1	0	1
Unauthorised sites currently seeking planning permission	1	0	1
New household formation/dissolution	13	0	13
Net movement to/from bricks and mortar	0	7	-7
Currently overcrowded and require to move	1	1	0
Current Council waiting list	3	0	3
Supply from empty pitches	0	0	0
Supply from sites with planning permission but not yet occupied	0	20	-20
<b>Total additional pitch need</b>	<b>20</b>	<b>28</b>	<b>-8</b>

5.31. Table 6 shows the total additional pitch requirement during the period 2017-2022. Because all additional need from unauthorised developments or encampments, as well as need from the Council waiting list, is assumed to be dealt with in the first five year period, additional pitch requirements are assumed to come solely from new household formation from natural population growth. During this period, there is an estimated requirement for an additional 16 pitches from new household formation. Table 6 also shows that, when the additional 16 pitches required in this period is added to the surplus of eight pitches identified during the period 2012-2017, a cumulative total of 8 additional pitches is required between 2012 and 2022.

**Table 6. Total Additional Pitch Requirement 2012-2022**

	Gross	Supply	Net
Current unauthorised developments or encampments	0	0	0
Current sites with temporary planning permission	0	0	0
Unauthorised sites currently seeking planning permission	0	0	0
New household formation/dissolution	16	0	16
Net movement to/from bricks and mortar	0	0	0
Currently overcrowded and require to move	0	0	0
Current Council waiting list	0	0	0
Supply from empty pitches	0	0	0
Supply from sites with planning permission but not yet occupied	0	0	0
<b>Total additional pitch need 2017-2022</b>	<b>16</b>	<b>0</b>	<b>16</b>
<b>Total cumulative pitch need 2012-2022</b>	<b>36</b>	<b>28</b>	<b>8</b>

- 5.32. Table 7 shows the total additional pitch requirement during the period 2022-2027. Again, because all additional need from unauthorised developments or encampments, as well as need from the Council waiting list, is assumed to be dealt with in the first five year period, additional pitch requirements are assumed to come solely from new household formation from natural population growth. During this period, there is an estimated requirement for an additional 17 pitches from new household formation. Table 7 also shows that, when the additional 17 pitches required in this period is added to the total requirement of 8 pitches identified during the period 2012-2022 (see Table 6), a cumulative total of 25 additional pitches is required between 2012 and 2027.

**Table 7. Total Additional Pitch Requirement 2022-2027**

	<b>Gross</b>	<b>Supply</b>	<b>Net</b>
Current unauthorised developments or encampments	0	0	0
Current sites with temporary planning permission	0	0	0
Unauthorised sites currently seeking planning permission	0	0	0
New household formation/dissolution	17	0	17
Net movement to/from bricks and mortar	0	0	0
Currently overcrowded and require to move	0	0	0
Current Council waiting list	0	0	0
Supply from empty pitches	0	0	0
Supply from sites with planning permission but not yet occupied	0	0	0
<b>Total additional pitch need 2022-2027</b>	<b>17</b>	<b>0</b>	<b>17</b>
<b>Total additional pitch need 2012-2027</b>	<b>53</b>	<b>28</b>	<b>25</b>



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