



Reigate & Banstead Borough Council Gypsy and Traveller Accommodation Assessment



Addendum Report

July 2017

1. Background

Introduction and Methodology

- 1.1 The primary objective of the Reigate & Banstead Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the borough. The GTAA should provide a robust and credible evidence base which can be used to inform the preparation of local plans and make planning decisions for the period to 2031.
- 1.2 The GTAA sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in Reigate & Banstead through a combination of desk-based research, stakeholder interviews and engagement with members of the travelling community. Fieldwork was completed between March and May 2016 and a total of 11 interviews were completed with Gypsies and Travellers and 19 interviews were completed with Travelling Showpeople. Extensive efforts were made to identify Gypsy and Traveller households to interview living in bricks and mortar, and a total of 9 interviews were completed. In addition, a total of 10 telephone interviews were completed with Officers from Reigate & Banstead, Officers from neighbouring local authorities, housing associations, and organisations representing members of the Travelling Community. A short online questionnaire was also sent to 50 Local Councillors and a total of eight responses were received.
- 1.3 Following the completion of the fieldwork, an additional unauthorised site has been identified in Reigate & Banstead that was not included in the initial assessment of need. This Addendum Report seeks to update the assessment of need through the inclusion of the additional unauthorised site.
- 1.4 The site is called Acre Stables. Whilst it was not possible to conduct an interview with the residents living on the site, a Planning Statement dated May 2015 was submitted to support the as yet undetermined planning application for the site (Ref: 15/01019/CU). Information contained in this Statement is appropriate to apply the current planning definition to the household, as well as to determine any levels of future accommodation need.
- 1.5 In addition one of the private sites (Conway Cottage) is listed in the GTAA Report as having 2 pitches with permanent planning permission. More recent information from the Council shows that in fact only one of the pitches has planning permission and the other is unauthorised. This does not have any impact on levels of current and future need as the pitch was not occupied by Travellers at the time of the fieldwork.
- 1.6 **Additional Pitch Needs**
- 1.7 The households living on the unauthorised site meet the planning definition of a Traveller in that there is evidence in the Planning Statement to show that household members travel for work purposes and in doing so stay away from their usual place of residence.

- 1.8 Demographic information provided in the Planning Statement suggests that as well as the current unauthorised pitch, there will be a need for 1 additional pitch during the GTAA study period through new household formation. This is based on the age and gender of children living on the site.
- 1.9 Therefore based upon the evidence presented in the Planning Statement there is **additional need for 2 pitches** to 2031 for the household living on the unauthorised site who meet the planning definition of a Traveller.

Changes to February 2017 Report

- 1.10 This section sets out the changes that have been made to the February 2017 GTAA Report for Reigate & Banstead based on the identification of the additional unauthorised site.
- 1.11 As a result of the changes set out above the following sections in the February 2017 GTAA Report have been updated. The changes are highlighted in **yellow**:

Para	Amendments								
1.10	There were six Gypsy and Traveller households identified in Reigate & Banstead that meet the planning definition, seven unknown households that may meet the planning definition, and nine households that did not meet the planning definition.								
1.11	Based upon the evidence presented in this study the estimated additional pitch provision needed to 2031 for Gypsies and Travellers in Reigate & Banstead who meet the planning definition of a Traveller is for 16 additional pitches . This includes one unauthorised household and one household currently living in bricks and mortar. The surveys did not show any need for a public pitch provision within Reigate & Banstead (and any desire for a public pitch in any other local authority area).								
	<p>Figure 1 – Additional need for Gypsy and Traveller households in Reigate & Banstead (2016-2031)</p> <table border="1"> <thead> <tr> <th>Status</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Meet the Planning Definition</td> <td>16</td> </tr> <tr> <td>Unknown</td> <td>0-8</td> </tr> <tr> <td>Do not meet the Planning Definition</td> <td>8</td> </tr> </tbody> </table>	Status	Total	Meet the Planning Definition	16	Unknown	0-8	Do not meet the Planning Definition	8
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4.7	In Reigate and Banstead there are no public sites, 4 private sites (9 pitches); 1 pitch on an unauthorised site that has a Certificate of Lawful Use; 4 unauthorised sites (12 pitches); 2 unauthorised pitches on private sites that have planning permission, and 1 private Travelling Showpeople yard (with permission for 23 plots although only 12 are fully developed and occupied). There is no public transit provision. Further details can be found in Chapter 6 and Appendix B .								

Figure 3 - Total amount of provision in Reigate & Banstead (March 2016)			
Category	Sites/Yards	Pitches/Plots	
Private with permanent planning permission ¹	4	9	
Private sites with temporary planning permission	0	0	
Certificate of Lawful Use (on an unauthorised site)	1	1	
Public sites (Council and Registered Providers)	0	0	
Public transit provision	0	0	
Travelling Showpeople yards	1	23	
Unauthorised sites	4	12	
Unauthorised pitch (on a private site)	2	2	

6.2	Through the desk-based research and stakeholder interviews ORS identified four private sites, one pitch on an unauthorised site that has a Certificate of Lawful Use, four unauthorised sites and one Travelling Showpeople yard. There is also one unauthorised pitch on a private site. Interviews were completed between March and May 2016. Up to three attempts were made to interview each household where they were not present when interviewers visited. The table below sets out the number of pitches, the number of interviews that were completed, and the reasons why interviews were not completed.
6.3	A total of 11 interviews were completed with Gypsy and Traveller households, 19 with Travelling Showpeople households, and nine with households in bricks and mortar. Information about travelling was collected for all of the households that were interviewed. In addition information about one household living on an unauthorised site where an interview was not able to be completed was obtained from a Planning Statement that was submitted to support a recent retrospective planning application for the site.

Figure 4 - Sites and yards visited in Reigate & Banstead			
Status	Pitches/Plots	Interviews	Reasons for not completing interviews
Public Sites			
None	-	-	-
Private Sites/Pitches			
Highlands	1	1	-
Kents Field	3	3	-
The Old Rectory	4	1	1 interview covered all households
Conway Cottage ⁵	1	0	1 x non-Travellers
Woodlea Stables ⁶	1	0	1 x refusal
Temporary Sites			
None	-	-	-
Tolerated Pitches			
None	-	-	-
Unauthorised Sites			
Acre Stables	1	0	1 x no contact possible
Summer Place	2	1	1 x no contact possible
Woodlea Stables	5	0	5 x refusals
Trentham and Treetops	4	4	-
Unauthorised Pitches			
Conway Cottage ⁵	1	0	1 x non-Travellers

	Kents Field	1	1	-
	Travelling Showpeople Yards			
	Fairacres	23	19	11 x unimplemented plots
	Bricks and Mortar			
	Various	9	9	-
	TOTAL	56	39	

7.28 This shows that for Gypsies and Travellers, six households meet the planning definition of a Traveller, and for Travelling Showpeople 17 households meet the planning definition, in that they stated during the interview that they travel for work purposes and stay away from their usual place of residence. A total of nine Gypsy and Traveller and two Travelling Showpeople households did not meet the planning definition as they were not able to demonstrate that they travel away from their usual place of residence for the purpose of work, or that they have ceased to travel temporarily due to children in education, ill health or old age. Some did travel for cultural reasons to visit fairs, relatives or friends, and others had ceased to travel permanently – these households did not meet the planning definition.

Figure 5 – Travelling status of Gypsy and Traveller households interviewed in Reigate & Banstead

Site Status	Meets Planning Definition	Does Not Meet Planning Definition	Unknown
Gypsies and Travellers			
Public Sites	-	-	-
Private Sites	1	7	1
Temporary Sites	-	-	-
Tolerated Sites	-	-	-
Unauthorised Sites/Pitches	5	2	6
Sub-Total	6	9	7
Travelling Showpeople			
Public Yards	-	-	-
Private Yards	17	2	1
Temporary Yards	-	-	-
Tolerated Yards	-	-	-
Unauthorised Yards	-	-	-
Sub-Total	17	2	1
Bricks and Mortar			
Various	1	8	0
Sub-Total	1	8	0
TOTAL	24	19	8

7.31 Ethnicity data that was captured from the five Gypsy and Traveller households living on sites that meet the planning definition of a Traveller that were interviewed indicated that they are all Irish Traveller households. It was not possible to determine the ethnicity of the household living on the remaining unauthorised site through information contained in the Planning Statement.

7.32 The households living on sites that meet the planning definition comprised 30 residents – 13 adults and 17 children and teenagers aged under 18. This equates to 43% adults and 57%

	children and teenagers.																																																						
7.35	The six households who meet the planning definition were found on one private site (one pitch) and two unauthorised sites (five pitches). As well as the need arising from the five unauthorised pitches, analysis of the household interviews indicated that there is a short-term need for five additional pitches for older teenage children. In addition, one household living in bricks and mortar that meets the planning definition stated they would like to move to a pitch on a private site. None of the households interviewed expressed any desire to move to a pitch on a public site in Reigate & Banstead or any other area.																																																						
7.36	The household demographics suggest that a new household formation rate of 2.00% should be used. This gives a total of five additional pitches through new household formation over the 15 year GTAA period to 2031.																																																						
7.37	<p>Therefore, the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller is for 16 additional pitches over the 15 year GTAA period.</p> <p>Figure 6 – Addition need for Gypsy and Traveller households in Reigate & Banstead that meet the Planning Definition (2016-31)</p> <table border="1"> <thead> <tr> <th>Gypsies and Travellers - Meeting Planning Definition</th> <th>Pitches</th> </tr> </thead> <tbody> <tr> <td>Supply of Pitches</td> <td></td> </tr> <tr> <td>Additional supply from vacant public and private pitches</td> <td>0</td> </tr> <tr> <td>Additional supply from pitches on new sites</td> <td>0</td> </tr> <tr> <td>Pitches vacated by households moving to bricks and mortar</td> <td>0</td> </tr> <tr> <td>Pitches vacated by households moving away from the study area</td> <td>0</td> </tr> <tr> <td>Total Supply</td> <td>0</td> </tr> <tr> <td>Current Need</td> <td></td> </tr> <tr> <td>Households on unauthorised developments</td> <td>5</td> </tr> <tr> <td>Households on unauthorised encampments</td> <td>0</td> </tr> <tr> <td>Concealed households/Doubling-up/Over-crowding</td> <td>0</td> </tr> <tr> <td>Movement from bricks and mortar</td> <td>1</td> </tr> <tr> <td>Households on waiting lists for public sites</td> <td>0</td> </tr> <tr> <td>Total Current Need</td> <td>6</td> </tr> <tr> <td>Future Need</td> <td></td> </tr> <tr> <td>Households on sites with temporary planning permission</td> <td>0</td> </tr> <tr> <td>5 year need from older teenage children</td> <td>5</td> </tr> <tr> <td>In-migration</td> <td>0</td> </tr> <tr> <td>New household formation (Household base 12 and formation rate 2.00%)</td> <td>5</td> </tr> <tr> <td>Total Future Needs</td> <td>10</td> </tr> <tr> <td>Net Pitch Need = (Current and Future Need – Total Supply)</td> <td>16</td> </tr> </tbody> </table> <p>Figure 7 – Additional need for Gypsy and Traveller households in Reigate & Banstead that meet the Planning Definition by 5 year periods</p> <table border="1"> <thead> <tr> <th>0-5</th> <th>6-10</th> <th>11-15</th> <th></th> </tr> <tr> <th>2016-21</th> <th>2021-26</th> <th>2026-31</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>12</td> <td>2</td> <td>2</td> <td>16</td> </tr> </tbody> </table>	Gypsies and Travellers - Meeting Planning Definition	Pitches	Supply of Pitches		Additional supply from vacant public and private pitches	0	Additional supply from pitches on new sites	0	Pitches vacated by households moving to bricks and mortar	0	Pitches vacated by households moving away from the study area	0	Total Supply	0	Current Need		Households on unauthorised developments	5	Households on unauthorised encampments	0	Concealed households/Doubling-up/Over-crowding	0	Movement from bricks and mortar	1	Households on waiting lists for public sites	0	Total Current Need	6	Future Need		Households on sites with temporary planning permission	0	5 year need from older teenage children	5	In-migration	0	New household formation (Household base 12 and formation rate 2.00%)	5	Total Future Needs	10	Net Pitch Need = (Current and Future Need – Total Supply)	16	0-5	6-10	11-15		2016-21	2021-26	2026-31	Total	12	2	2	16
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7.44	The previous GTAA identified a need for 52 additional pitches for Gypsies and Travellers in Reigate & Banstead for the 15 year period 2012-27. By means of comparison by adding up																																																						

the need from households that meet the planning definition, those that are unknown and those who do not meet the planning definition gives a potential overall need for a total of 32 additional pitches for the comparable 15 year period. The main reasons for the differences are lower numbers of concealed households and short-term need, and the use of lower rates of new household formation.

Figure 10 - Potential overall need for additional pitches

Years	0-5	6-10	11-15	
Status	2016-21	2021-26	2026-31	Total
Meet Planning Definition	12	2	2	16
Unknown	6	1	1	8
Do not meet Planning Definition	5	1	2	8
TOTAL	23	4	5	32

Appendix B – Site List (March 2016)

Site/Yard	Authorised Pitches/Plots	Unauthorised Pitches/Plots
Private Sites with Permanent Permission		
Conway Cottage ⁸	1	-
Unauthorised Sites		
Acre Stables	-	1
Unauthorised Pitches		
Conway Cottage ⁸	-	1
TOTAL PITCHES	10	14