Tandridge Local Plan

Traveller Accommodation Assessment

December 2013
## Glossary

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bricks and mortar</td>
<td>Permanent mainstream housing.</td>
</tr>
<tr>
<td>Caravan</td>
<td>Mobile living vehicles also referred to as trailers or touring caravans.</td>
</tr>
<tr>
<td>Concealed households</td>
<td>Someone living within a household but wanting to move to their own accommodation to form a separate household (e.g. adult children, 18 years old and above, living at home). Sometimes referred to as suppressed households.</td>
</tr>
<tr>
<td>Gypsy/Gypsies and Travellers</td>
<td>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.³</td>
</tr>
<tr>
<td>Household</td>
<td>One person or a group of people (not necessarily related) living at the same address, in one or more mobile homes and/or caravans, and sharing at least one meal a day and housekeeping costs.</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>Legally a caravan but not normally capable of being moved by towing.</td>
</tr>
<tr>
<td>Pitch</td>
<td>A piece of land which generally accommodates one mobile home and one touring Gypsy caravan, amenity and storage space, amenity building and parking.</td>
</tr>
<tr>
<td>Plot</td>
<td>A piece of land of unspecified size which accommodates Travelling Showpeople’s caravans, trailers, mobile homes and sometimes equipment.</td>
</tr>
<tr>
<td>Settled community</td>
<td>Reference to non-travellers.</td>
</tr>
<tr>
<td>Transit site</td>
<td>A permanent site intended for short-term temporary use by travellers on the move.</td>
</tr>
<tr>
<td>Travelling Showpeople</td>
<td>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependant’s more localised pattern of trading,</td>
</tr>
</tbody>
</table>

³ Planning policy for traveller sites (23rd March 2012).
educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.²

| **Traveller** | Term often used to refer to the ethnic group of Irish Travellers with a heritage of travelling. |
| **travellers** | A non-ethnic description for the purposes of planning to encompass all those of a travelling way of life whatever their race or origin.³ “travellers” means “gypsies and travellers” and “travelling showpeople” as defined above |
| **Unauthorised development** | Land privately owned but without the benefit of planning permission. |
| **Unauthorised encampment** | Land occupied by Gypsies, Travellers and Travelling Showpeople and their homes but without the benefit of planning permission or the permission of the land owner. Can include land at the side of the road. |

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² Planning policy for traveller sites (23rd March 2012).

³ Term taken from Annex 1 of Planning policy for traveller sites (23rd March 2012).
## Contents

1. Introduction .................................................................................................................................. 5
2. Policy Context .............................................................................................................................. 7
3. Preparing a Traveller Accommodation Assessment in Tandridge ................................................ 9
4. Phase 1 – Desktop Review .......................................................................................................... 10
5. Phase 2 – Interviews with Travellers ........................................................................................ 14
6. Phase 3 – Assessment of Questionnaire Data ............................................................................ 15
7. Assessing Accommodation Need ............................................................................................. 22
8. Conclusions ............................................................................................................................... 33

Appendix 1 – Survey Questionnaire ............................................................................................... 34
1. Introduction

1.1 This document represents the Tandridge District Traveller Accommodation Assessment (TAA) 2013. It forms part of the evidence base supporting the Council’s approach to meeting the needs of the Gypsy, Traveller and Travelling Showpeople communities (henceforth referred to collectively as ‘Travellers’) in the District. It has been undertaken in accordance with the requirements set out in the Housing Act 2004 and will allow the Council to derive locally set targets for pitches (for Gypsies and Travellers) and plots (for Travelling Showpeople), in line with the Government’s ‘Planning Policy for Traveller Sites’ (March 2012) (PPTS).

1.2 The Assessment should be read in conjunction with the Surrey Traveller Accommodation Assessment Methodology, which was developed jointly by all the local authorities in Surrey to ensure a consistent approach when undertaking TAAs. The Methodology was developed in consultation with representatives of the travelling community and Travellers residing in Surrey.

1.3 As part of the local authority’s plan making function, sufficient sites will need to be identified and allocated to meet the level of need for Traveller’s pitches/plots as evidenced by this TAA. The Council will progress this through the Local Plan.

Background to the TAA and Surrey Methodology

1.4 Prior to the publication of the Government’s PPTS, the number of pitches for the travelling community that each local authority needed to provide was to be determined at the regional level by Regional Planning Bodies (RPBs) and through the preparation of Regional Spatial Strategies (RSSs). In the case of Tandridge, the relevant RSS was the South East Plan.

1.5 The Coalition Government has now revoked the South East Plan. A partial review of the South East Plan, which was considering a regional need for Traveller sites, was incomplete at the time the Government announced the revocation, and therefore the South East Plan did not contain any numbers. However, following an FOI request to the Government, a draft Panel Report into the partial review of the South East Plan was released, including a useful critique of all the GTAAs undertaken in Surrey and the South East at the time.

1.6 The criticisms of the Panel (which are explained in Appendix 2 of the Surrey Methodology) helped to inform the Surrey Methodology together with a best practice example of assessing the needs of Gypsies and Travellers as identified by the Panel, and the aims and requirements of PPTS. The 11 Surrey authorities’ agreed approach to deriving the locally assessed needs of Travellers focuses on:

- Joint working – continuous working relationship between districts and the County Council to ensure reasonable consistency of approach; utilising experience and existing relationships of Gypsy and Traveller liaison officers; ongoing engagement of the Traveller communities, including attendance of the Surrey Gypsy and Traveller Community Relations Forum.

- Questionnaire simplification – reducing the complexity of the TAA process and simplifying the questionnaires to be administered, ensuring questions asked are fit for a purpose.

- Conventional/Bricks and Mortar Housing – following good practice guidance published by Shelter on identifying and working with Travellers in bricks and mortar housing.
• Assumptions applied – not overly relying on assumptions or findings from elsewhere; ensuring that assumptions made are reasonable and justified locally.

• TAA Report – ensure that the TAA report is not overly complicated and that there is a clear link between findings and the levels of need identified; provide a draft TAA to the travelling community for consideration before it is finalised.
2. **Policy Context**


2.2 The aim of the PPTS is to provide a light-touch strategy putting the provision of new pitches and plots into the hands of local authorities. It seeks to ensure fair and consistent treatment for Travellers, in a way that supports the traditional and nomadic way of life of Travellers while respecting the interests of the settled community.

2.3 To help achieve this, the Government's aims in respect of the PPTS are:

- that local planning authorities should make their own assessment of need for the purposes of planning;
- to ensure that local planning authorities work 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 the 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 polices;
- 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, and
- for local planning authorities to have due regard to the protection of local amenity and the local environment.

**The National Planning Policy Framework (NPPF)**

2.4 The Government states that the PPTS should be read in conjunction with the National Planning Policy Framework (NPPF) so far as relevant. The NPPF directs local planning authorities to the PPTS when assessing the accommodation needs of Travellers. The NPPF will however, be an important consideration when identifying sites for Traveller accommodation having completed a needs assessment. This will be in parallel with local planning policies which guide site selection.

**Ministerial Statement – July 2013**

2.5 On 2nd July 2013 the Government issued the following Ministerial Statement:

“We have taken a series of steps to increase planning protection of the green belt and open green spaces:

We have revoked the last Administration’s Office of the Deputy Prime Minister Circular 01/06 on traveller sites. Our new planning guidance on traveller sites, published in March 2012, strengthens protection of the green belt and open green spaces.”
countryside. It clearly states that “plan-making and decision-taking should protect Green Belt from inappropriate development”; “traveller sites (temporary or permanent) in the Green Belt are inappropriate development” and “local planning authorities should strictly limit new traveller site development in open countryside” (DCLG, Planning policy for traveller sites, paragraphs 4, 14, 23).

This is complemented by the strong protection for the green belt in the National Planning Policy Framework (e.g. paragraph 14, footnote 9, paragraph 17 and section 9). For the avoidance of doubt, unmet need does not in itself constitute the “very special circumstances” necessary to permit inappropriate development in the green belt.

Stronger consideration is now given to the protection of local amenity and the local environment amenity (Planning policy for traveller sites, paragraphs 4, 9). Text disregarding local landscape and nature conservation designations has been removed (Circular 01/06, paragraph 53).

In conjunction with measures in the Localism Act, we have abolished top-down regional targets, scrapped the unelected regional planning quangos and are revoking the last Administration's Regional Strategies. Councils can now plan for traveller site provision in a locally-led way.”

Housing Act 2004

2.6 The requirement to assess the accommodation needs of the travelling community is set out in the Housing Act 2004. The Act requires local housing authorities to include Travellers in their accommodation assessments and to take a strategic approach, including drawing up a strategy demonstrating how the accommodation needs of Travellers will be met.

Gypsy and Traveller Accommodation Assessments Guidance, DCLG, 2007 (GTAAs)

2.7 Whilst the Government’s NPPF replaces a plethora of Planning Policy Statements (PPSs) and Guidance Notes (PPGs), a number of guidance documents still remain. This includes the Gypsy and Traveller Accommodation Assessment Guidance (2007). It is acknowledged that the GTAA guidance is expected to be formally withdrawn by the Government and is unlikely to be replaced. However, some sections have been considered relevant during the preparation of the Methodology and have been considered when completing this TAA. This guidance has informed the Surrey Methodology, helping to define key issues such as household need, appropriate timings for undertaking survey work and approaches to calculating future need. Further information on this is contained within section 2 of the Methodology.

Tandridge District Core Strategy Policies CSP9 (Gypsy and Traveller caravan sites) and CSP10 (Travelling Showmen's Sites)

2.8 The Council adopted its Core Strategy in October 2008 and includes policies regarding Travellers. The policies are generally consistent with the NPPF and PPTS. However, they address the need to make provision for sites for Travellers taking into account the existing authorised provision within the District. The policies outline a preference for allocating sites in the urban area but, when this is not possible, sites may be allocated in the Green Belt but only when justifiable through very special circumstances. The policies may be reviewed as part of any review of the Core Strategy.
3. Preparing a Traveller Accommodation Assessment in Tandridge

Aims of the assessment

3.1 The key objective of the TAA is to identify the need for Travellers’ accommodation within the study area of Tandridge. National policy states that the assessment should encompass the following broader aims:

- Create a robust, transparent and consistent evidence base to identify the need for Travellers’ pitches/plots in the study area;
- Identify current levels of accommodation provision for Travellers;
- Identify current levels of need, including overcrowding, concealed households, households living in bricks and mortar housing but wishing to live on sites, identifying households living on sites but wishing to live in bricks and mortar housing;
- Show household preferences in terms of the location, tenure and type of accommodation sought;
- Identify the size and type of accommodation provision needed, including the demand for authorised sites (both static and transit) and for permanent affordable housing provision;
- Identify future levels of accommodation need over a fifteen year period;
- Inform the development of future housing and planning policies at a local area, and
- Inform the understanding of the need for permanent and transit pitches and plots.

Defining accommodation need

3.2 The key aim of a TAA is to identify the need for Travellers’ accommodation within the study area.

3.3 The starting point is the definition of accommodation need for Travellers. This is addressed in Section 5 of the Methodology, which outlines that the conventional definition needs to be tailored to better address the culturally specific circumstances of these communities, and take account of households:

- Who have no authorised site on which to reside;
- Whose existing site accommodation is overcrowded or unsuitable and are unable to obtain more suitable accommodation;
- Who contain suppressed households who are unable to set up separate family units, and are unable to access a place on an authorised site, or to afford land to develop one, and
- Who are in bricks and mortar accommodation but whose existing accommodation is overcrowded or unsuitable (which may include unsuitability by virtue of proven psychological aversion to bricks and mortar accommodation).

3.4 It should also be recognised that shortage of sites, local hostility and lack of income may all prevent Travellers from exercising a free choice in the accommodation market.

Cross Boundary Issues

3.5 Whilst this TAA specifically considers the need for Traveller Accommodation in Tandridge, the Council will need to consult/work with other authorities in Surrey and in other nearby authorities to establish whether there are any cross boundary issues that need to be taken into account. Allocations of sites will need to be carried out taking into account the Duty to Cooperate.
4. **Phase 1 – Desktop Review**

4.1 The first step in carrying out this TAA was a review of available documentation and policies relating to or relevant to Travellers in the District. As part of this process, the study worked with a variety of stakeholders to obtain information on the population size and movements; homelessness presentations and housing register data; data on private authorised sites; data on unauthorised sites; the bi-annual caravan counts, and issues arising from planning histories. No cross boundary issues have been identified by the Council at this stage.

4.2 The following tables provide a summary of the Traveller sites within the District:

**Table 1 – Gypsy & Traveller Sites Summary**

<table>
<thead>
<tr>
<th>Category</th>
<th>Pitches*</th>
<th>Caravans (C)</th>
<th>Tourers (T)</th>
<th>Total (C) + (T)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council (Public) Sites*</td>
<td>18</td>
<td>18</td>
<td>16</td>
<td>34</td>
</tr>
<tr>
<td>Private authorised – Permanent</td>
<td>12</td>
<td>10</td>
<td>3</td>
<td>13</td>
</tr>
<tr>
<td>Private authorised – Temporary</td>
<td>12</td>
<td>5</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>Unauthorised Developments (i.e. own land, without PP, including pending appeals)</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Current Applications (pending)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sites tolerated for 10 years or more (i.e. own land, without PP)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Illegal Encampments (i.e. Land owned by others, without PP)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>43</strong></td>
<td><strong>33</strong></td>
<td><strong>23</strong></td>
<td><strong>56</strong></td>
</tr>
</tbody>
</table>

* 'Pitches' figure reflects the closure of The Downs site, Tupwood Lane (10 pitches) in October 2012

**Table 2 – Travelling Showpeople Sites Summary**

<table>
<thead>
<tr>
<th>Category</th>
<th>Plots</th>
<th>Caravans (C)</th>
<th>Tourers (T)</th>
<th>Total (C) + (T)</th>
<th>Families (F)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All sites (private authorised - Permanent)</td>
<td>48</td>
<td>94</td>
<td>56</td>
<td>150</td>
<td>84</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>48</strong></td>
<td><strong>94</strong></td>
<td><strong>56</strong></td>
<td><strong>150</strong></td>
<td><strong>84</strong></td>
</tr>
</tbody>
</table>

**Caravan Count**

4.3 The bi-annual caravan count provides a snapshot of the local context in terms of the scale and distribution of caravan numbers across the District. In the absence of other datasets on caravan numbers, it acts as a useful starting point in assessing the current picture and trends in an area. There are well documented issues with the robustness of the count which include the ‘snapshot’ nature of the data, the inclusion of caravans and not households, the exclusion of Travelling Showpeople (although a separate count is now conducted for Showpeople), and the exclusion of Gypsies and Travellers in housing.
4.4 The number of caravans in the District has increased gradually between 2008 and 2011, and between 2009 and 2011 the number of authorised sites increased as the number of unauthorised sites which are not tolerated decreased. There also appears to have been a decline in the number of sites as a whole in 2012 which will be a reflection of the fact that the County Council’s site at The Downs, Tupwood Lane was partially vacated by January 2012 and officially closed in October 2012 due to contaminated land.
4.5 It should be noted that the July 2012 numbers submitted to the Department of Communities and Local Government (DCLG) were incorrect as the Travelling Showpeople site numbers were inadvertently included amongst the caravan count. The DCLG were subsequently notified of the error and a footnote was added to the January 2013 count notifying the public of the anomaly on the previous count. The graphs above reflect the Council’s correct figures for the July 2012 count, although the January 2013 figures for unauthorised sites also appears to be incorrect.

4.6 Through consultation with the Council’s Planning Enforcement Team it is apparent that there is only one unauthorised site which is tolerated in the District at Plot 3 Oaklands, Green Lane, Shipley Bridge. There are currently no other unauthorised sites known to the Council and the anomalies in the January count highlights the limitations of a caravan count to predict the Traveller population in any given area.

Unauthorised Encampments

4.7 The availability of information on unauthorised encampments is based on information received by the Council from members of the public. There have been no long term and unresolved unauthorised encampments recorded in Tandridge in recent years but it is acknowledged that such incidents may go unreported. In any case, it appears that the District does not regularly have to deal with unauthorised encampments.

4.8 It is noted that there have been some instances of unauthorised encampments in the south London Boroughs of Bromley and Croydon which may have involved cross-boundary movements through Tandridge. Given the low number of incidents of encampments in Tandridge and the predominantly settled nature of Travellers living in the District, it seems unlikely that the Travellers in question came from, camped or settled in Tandridge.

Traveller Households and Population

4.9 Information has been gathered through the TAA survey data about the households and population living on sites and information can be surmised from planning applications for sites. Gathering data about the number of Travellers living in bricks and mortar accommodation is challenging and at the time the survey work for the study was undertaken there was no official population data source on the Gypsy and Traveller community. However, from their personal knowledge the Council’s Housing Officers were able to identify a number of Travellers currently housed in bricks and mortar accommodation, although this may not represent the total number of housed Travellers.

4.10 The Council does not yet gather data on Travellers through Housing Register applications so it is not possible to assess the movement of Travellers to and from permanent social housing. The Council is not aware of any data sources that relate to the movement of Travellers to and from other housing tenures. Whilst information on ethnicity is requested as part of homeless applications, in accordance with the Equality Act 2010, to date few applicants complete the relevant questions. Where official agencies have begun to collect ethnicity data, Travellers living in conventional housing may decide not to identify their ethnicity on official forms. Because the data on these households is so limited the Council can only provide an estimate of the Traveller population living in bricks and mortar housing and, subsequently, the total size of the Traveller population within the District. The information gained from Housing Officers indicated some 26 households comprised of 33 adults (no information on dependents).
4.11 Since the study work was completed, the Census 2011\textsuperscript{4} published key statistics for Local Authorities in England and Wales. Ethnic group data was published in December 2012, showing that 286 people identified themselves as White: Gypsy or Irish Traveller within Tandridge. Given the number of caravans and estimate number of housed Gypsies, this figure does not seem unreasonable.

**Employment of consultants**

4.12 While the desktop review provided a significant amount of important information on Traveller communities in the District, the Council recognised the benefits of obtaining assistance to help survey the local Traveller communities. In particular, it was felt that additional expertise would be crucial in identifying the ‘hidden’ community and ensuring greater coverage locally in terms of questionnaire responses. It was decided to employ consultants who had the added benefit of local knowledge, for the second phase of the TAA.

5. Phase 2 – Interviews with Travellers

5.1 The second phase of the study focussed on interviews with Travellers residing in the District. Interviews are the preferred approach in engaging with Travellers as it yields a higher response rate, allows for the opportunity to clarify complex issues and overcomes potential literacy issues. The questionnaire was produced in consultation with Travellers and their representatives and aims to:

- Gather information on current tenure types and future needs and tenure preferences for caravan dwelling/movement between housing and caravans;
- Gather data on household composition and demography including patterns of extended family living;
- Identify migration patterns and transient settlement patterns;
- Gather information to ascertain the expected rate of new household formation and composition, and
- Ascertain the degree to which the housing register reflects accommodation need.

5.2 A copy of the questionnaire is attached at Appendix 1.

Instruction of consultants

5.3 In November 2012, the Council invited bids from consultants to undertake the interviews required for the TAA, subsequently appointing Friends, Families and Travellers (FFT). FFT is a national charity which works on behalf of all Gypsies and Travellers regardless of ethnicity, culture or background and has some 18 years experience of working with and on behalf of these communities. They have detailed knowledge of families and wider communities in Surrey and employed two members of the travelling community to undertake the survey work on their behalf. The appointment of FFT was acceptable to the Showmen’s Guild of Great Britain.

Survey preparation

5.4 Because FFT were employed and in discussion with them it was decided that there would be limited value in using ‘traditional’ methods of publicity, such as press releases, web pages or social media. It was agreed with FFT that personal knowledge and contact would be more fruitful.

5.5 Drawing on its own information and Officers’ personal knowledge, the Council provided FFT with schedules of known sites and households in bricks and mortar in the District, to act as a starting point for survey purposes. Additional households in bricks and mortar were identified by FFT from information passed on by interviewees.

5.6 Given the timing of the survey (February to April 2013) initial attention was directed to the Travelling Showmen before their travelling season started. Undertaking interviews outside of the main travelling season may have limited the potential for interviewing Travellers passing through the District, thus restricting the scope of the survey to some extent. However, given there is a predominantly settled travelling community in Tandridge, it would have been illogical to undertake the interviews at a time of year when Travellers are on the move. It is believed that the timing of the interviews resulted in a higher response rate than would otherwise have been attainable, focussing on those Travellers whose permanent base is in Tandridge.
6. **Phase 3 – Assessment of Questionnaire Data**

6.1 This section draws together all data sources and applies a step-by-step approach to collating the information needed to identify the current supply and demand for pitches and plots in the District. The step-by-step process is set out in Section 8 of the Surrey Methodology. Each step in the Methodology is fed into Table 9 and this table identifies the total supply and need for new pitches/plots.

**Interview response rate**

6.2 The survey work undertaken resulted in 89 completed questionnaires for the District: 25 from Gypsies and Travellers living on sites; 31 from Travelling Showpeople living on sites, and 33 from Travellers living in ‘bricks and mortar’ accommodation. An estimated 74 households (65 from sites and 9 from bricks and mortar) declined the opportunity to participate in the survey, despite a number of repeat visits from FFT.

**Population profile**

6.3 43% of the households surveyed categorised themselves as Romany Gypsies, 10% as Travellers, 12% as Irish Travellers and 35% as Showpeople.

**Table 3 – Ethnicity of surveyed Traveller population**

<table>
<thead>
<tr>
<th>ETHNICITY OF SURVEYED POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ethnicity</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>Romany</td>
</tr>
<tr>
<td>Traveller</td>
</tr>
<tr>
<td>Irish Traveller</td>
</tr>
<tr>
<td>Showpeople</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

**Table 4 – Traveller population by age category, distinguished by accommodation type**

<table>
<thead>
<tr>
<th>TRAVELLER POPULATION BY AGE AND ACCOMMODATION TYPE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age Group</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>0-4 years</td>
</tr>
<tr>
<td>5-11 years</td>
</tr>
<tr>
<td>12-17 years</td>
</tr>
<tr>
<td>Adults (18+)</td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

* Due to rounding, percentage figures may not amount to 100%

6.4 A total of 275 people were identified on the completed surveys of which 120 were male and 141 were female, with 14 not stating their gender or the gender of their children. This equates to an average household size of 3.1 people per surveyed population, or 3.3 people per Gypsy and Traveller household and 2.8 people per Travelling Showperson household. 28% of the total Traveller population in Tandridge live on Gypsy and Traveller sites (both public and private), 41% live in bricks and mortar accommodation and 31% are Travelling Showpeople living on site. Some respondents did not state their age but, in the majority of
cases, it can be assumed that these respondents are adults over the age of 18 due to the household composition. 39% of the Travelling community are under the age of 18.

6.5 79% of families surveyed have been residing in the area for more than 5 years, whilst 3% of households are new to Tandridge in the last 12 months. Three of the six questionnaire respondents who have moved to their current address within the past year did so from within the District. These figures confirm the Council’s understanding that the population in Tandridge is relatively settled.

6.6 17 (19%) of the 89 households interviewed reside on socially rented pitches, 39 on private sites (44%) and 33 (37%) in bricks and mortar accommodation.

6.7 Those on Travelling Showpeople plots were asked if they had sufficient space on their site for the storage of equipment. The majority of Travelling Showpeople (25 of 31 respondents) stated that they did not have sufficient provision for the storage of equipment (81%), whilst 5 (16%) said that they did have enough space, and 1 respondent did not provide an answer.

Pitch provision in Tandridge

Socially rented sites

6.8 Following the closure of The Downs, Tupwood Lane due to contaminated land, there are now two socially rented sites in the District: Pendell Camp, Merstham, managed by Surrey County Council, and Green Lane, Outwood, managed by Tandridge District Council; although the Green Lane site is set to be managed privately following the recent decision of the Council’s Housing Committee to sell the site. It is currently still under Tandridge’s ownership and as such, is treated as a public site for the purposes of this report.

6.9 There are 4 pitches at Pendell Camp and Green Lane provides accommodation on 14 pitches, although it would appear to have planning consent for 19 pitches. On both sites all of the currently available pitches are full, a position which has remained unchanged in recent years.

Table 5 – Summary of provision at public pitches in the District

<table>
<thead>
<tr>
<th>EXISTING CAPACITY OF PUBLIC GYSY AND TRAVELLER SITES IDENTIFIED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td>The Downs, Tupwood Lane</td>
</tr>
<tr>
<td>Green Lane, Outwood</td>
</tr>
<tr>
<td>Pendell Camp, Merstham</td>
</tr>
<tr>
<td><strong>Total combined</strong></td>
</tr>
</tbody>
</table>

5 The Council resolved to sell the freehold of the Green Lane Gypsy site to a private management company, Traveller Consultancy, on 10 September 2013.

6 Originally this site accommodated 15 pitches but 11 pitches have been closed down and the area bunded to prevent their use.
6.10 A total of 17 survey responses were received from Travellers residing on socially rented sites; four from Pendell Camp and 13 from Green Lane. The four responses generated from Pendell Camp come from two families which occupy the four available pitches. Three responses were received from one family as there were two unmarried adults presently living in their own caravans. Overcrowding appears to be an issue as many adults are doubled up at Pendell Camp, with eight concealed households identified requiring their own space on a pitch.

6.11 There is less overcrowding on the pitches at Green Lane with only two of the 13 survey responses indicating that this is an issue on site. However, there are currently seven concealed households residing at Green Lane and nine new households forming within the next five years.

6.12 For the purposes of the study any married couple or solitary adult living at home (18 years old and above) either now or within the first five years has a ‘need’ for space on a pitch. Married couples are considered to have a need for one pitch as they are likely to form their own families shortly, whilst unmarried adults only have a need for half a pitch as it is expected that they will become married in time. This also prevents against an over-supply of pitches.

6.13 In most cases, the survey responses do not specify whether adults who are living at home are married or not. In some cases, therefore, it has been assumed that adults of a similar age are married, particularly when grandchildren are also stated to be living on the pitch.

6.14 Based on the existing household composition, a need for 4.5 pitches in years 1-5 has been identified from Pendell Camp with the preference being predominantly for a Local Authority pitch, and a need for 8 pitches has been generated from Green Lane. The accommodation preference at Green Lane is again for socially rented pitches, although some residents have suggested that privately owned or privately rented pitches would also be acceptable. One response states that affordable or social housing is desired either in Tandridge or within Reigate and Banstead.

6.15 15 of the 17 respondents on public pitches have been living on their site for over 5 years, with only one having moved to Tandridge within the past 12 months from Lewisham.

Private sites

6.16 There are 7 authorised private sites in the District, three of which have permanent planning permission for a total of 12 pitches. Three sites currently have temporary planning permission also for a total of 12 pitches and there is one pitch, allowed at Appeal following enforcement action by the Council, which is currently vacant. There is a further unauthorised site of one pitch which is tolerated by the Council as a transit site for visiting Travellers. This site was unoccupied at the time of the study.
Table 6 – Summary of provision at private pitches in the District

<table>
<thead>
<tr>
<th>Location</th>
<th>No. of occupied Gypsy/Traveller pitches</th>
<th>No. of vacant pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oaklands (includes 3, 3A &amp; 3B – formerly Plot 1, and The Oaks &amp; Oaktrees – formerly Plot 2), Green Lane, Shipley Bridge</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Oaklands, Green Lane, Shipley Bridge – Plot 3 (tolerated)</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Longacres, Shipley Bridge</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Field 2472, Chelsham Court Road</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Forge Farm (temporary)</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Adj. Hare &amp; Hounds (temporary)</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Ivy Hatch, Dowlands Lane (temporary)</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Total combined</td>
<td>24</td>
<td>2</td>
</tr>
</tbody>
</table>

6.17 Of the 24 permanent and temporary pitches a total of 8 responses were received with the majority of Travellers on these sites refusing to take part in the survey and some being unavailable for interview despite several visits to the site. It is regrettable that many of the Travellers on private sites declined to participate in the study and, in doing so, turned down the opportunity to influence the final numbers of generated need in the District but the Council respects their decision.

**Private sites: Interview findings**

6.18 The 8 responses received identified 2.5 concealed households and 1.5 new households being formed within the next five years where single adults over the age of 18 (either now or turning 18 in the next five years) require only half a pitch. Based on the household composition and assumptions made about married and unmarried adults, a need for 4 pitches was generated from the surveys of Travellers living on private pitches.

**Travellers in social/private bricks and mortar accommodation**

6.19 Movement to and from conventional bricks and mortar housing is a major issue in the strategic planning for Traveller needs. A list of 26 addresses known to house Travellers was provided to FFT prior to the survey work, 17 of whom were interviewed. FFT also identified and interviewed a further 15 Travellers living in bricks and mortar accommodation whilst one household contacted Tandridge directly to be interviewed.

6.20 31 responses were received from Travellers living in socially rented housing with a further two responses from people who appear to reside in privately owned houses; although it is unknown whether they rent or own the houses themselves.

**Housed Travellers: Interview findings**

6.21 Many of those living in bricks and mortar housing have expressed a need for space on a site, not only for existing concealed households and the formation of new households in the first five years, but also for themselves. Various reasons have been expressed by the respondents as to why their bricks and mortar accommodation is unsuitable, principally due to affordability, health issues and, in many case, a psychological aversion to bricks and mortar housing.
6.22 It is difficult to prove whether the respondents have a genuine need, by virtue of psychological aversion or otherwise, and in some cases it appears that the wish to move onto a site represents an aspiration rather than a need. However, consideration has been paid to the reasons stated by the respondents as to why their bricks and mortar accommodation is unsuitable and, in conformity with the approach taken by other Surrey Authorities, a need has been identified.

6.23 It was considered that there was no justifiable need where the respondents had requested space on a pitch but had not described their current accommodation as unsuitable. Moreover, where Travellers living in bricks and mortar expressed that they had a desire to move to a neighbouring planning authority or into a different bricks and mortar home, no need for a pitch was identified in Tandridge; although, for the cases where a pitch was sought elsewhere in the South-East, the Duty to Cooperate will be of paramount importance.

6.24 Of those respondents living in brick and mortar housing, a total of 24 concealed households were identified and 13 new household formations would be established in the next five years. Eight of the 33 homes were identified as being overcrowded, and in two cases the overcrowding would not be resolved through the provision of sites for the existing concealed households or new family formations due to the number of bedrooms and the composition of the family members that would remain in the household. In other words, even if the existing concealed households and new family formations moved out in years 1-5, the dwelling would still be overcrowded as the remaining household composition would be too large or unsuitable for the number of bedrooms in the house.

6.25 In terms of overcrowding the following has generally been applied by other Surrey Authorities in terms of a separate bedroom being required:

- a) a person living together with another as husband and wife (whether that other person is of the same sex or the opposite sex);
- b) a person aged 21 years or more;
- c) two persons of the same sex aged 10 years to 20 years;
- d) two persons (whether of the same sex or not) aged less than 10 years, and
- e) two persons of the same sex where one person is aged between 10 years and 20 years and the other is aged less than 10 years.

6.26 Based on the data provided from the surveys on the composition of the household in terms of age/gender and the number of bedrooms within the living accommodation, present and future overcrowding can be calculated.

6.27 Most of those seeking accommodation on site would prefer socially rented pitches, although some have suggested that a privately owned or privately rented pitch would be acceptable.

6.28 The results generated by the surveyed Travellers in bricks and mortar accommodation have identified a need for 25.5 new pitches in the first five years to provide for the existing concealed households, the formation of new families and those expressing a desire to move out of bricks and mortar housing with justifiable reasons. There has been a relatively high response rate to the surveys overall, particularly from Gypsies and Travellers living in bricks and mortar housing, and it is considered that the figures resulting from the interviews are an accurate reflection of need in the District. However, it is acknowledged that it is impossible to know the exact numbers of Travellers living in bricks and mortar housing.
6.29 The draft Panel Report into the partial review of the South East Plan recommended that, although not evidence based, in order to calculate the need arising from the housed Gypsy community, ‘a figure of 10% of the […] baseline plus the recommended needs arising [in the first five years] should be applied to all county totals and distributed in accordance with the recommended distribution.’ However, as a high number of Travellers in bricks and mortar were identified and interviewed as part of the study in Tandridge, it is considered that it would be a more accurate measure of need to use the information gathered as a result of the survey work, based on evidence collected on the ground rather than a figure based on an estimated 10%.

**Travelling Showpeople sites**

6.30 There are three Travelling Showpeople sites in the District with the majority of Showpeople residing at The Plantation, West Park Road. Together with the Terning Wheel site, both have been established in the area for many years. The third site is known as Longbranch in Dowlands Lane.

**Table 7 – Summary of provision at Travelling Showpeople’s sites in the District**

<table>
<thead>
<tr>
<th>EXISTING CAPACITY OF PUBLIC GYPSY AND TRAVELLER SITES IDENTIFIED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
</tr>
<tr>
<td>Terning Wheel, Effingham Road</td>
</tr>
<tr>
<td>Longbranch, Dowlands Lane</td>
</tr>
<tr>
<td>The Plantation, West Park Road</td>
</tr>
<tr>
<td>Total combined</td>
</tr>
</tbody>
</table>

6.31 The Plantation is a very complicated site with 38 established plots of varying sizes, sometimes with multiple occupancy, and 4 additional plots recently granted planning permission, only one of which was occupied at the time of the survey. Some plots are occupied by, or shared with, workers who may not be classified as Travelling Showpeople and some are known to be significantly ‘doubled-up’ with three or more families to a plot. It also appears that some caravans are let to people with no connection to the travelling fairs. Consequently, it was difficult to gather accurate results but of the 39 occupied plots there were 29 responses to the survey.

6.32 It was demonstrated to the Council on a previous application for planning permission that 78 families lived on site, as the application contained a schedule of the families residing on each plot. However, based on a combination of the previous schedule and the information gathered through the interviews, it is estimated that 72 families were on site during the survey. This may be as some residents were travelling at the time or that they have permanently moved on.

6.33 Planning permission was originally granted under application reference 92/417 (following call in by the Secretary of State) for ‘Use of land to provide showman’s permanent quarters’, subject to conditions including:-

   ii. **Occupation of the site shall be limited to members of the Showmen’s Guild of Great Britain and their families only. For the purposes of this condition and of condition (iii) “family” shall mean a plot occupier and his spouse, if any, any unmarried children of the plot occupier and his spouse and any parents of the plot occupier and his spouse.**
6.34 Planning permission was subsequently granted under TA/2001/1123 for the ‘Raising/regrading of land and change of use to extend Plots 23 and 23A The Plantation’

6.35 Plots 23 and 23A were already in existence under the original permission but the extension of the site was to provide extra space for the occupiers of these plots for family members meeting the requirements of the original condition ii, and for the storage of machinery and vehicles. Thus the total maximum number of families as defined by the original condition iii remained unchanged.

6.36 The land was subsequently regraded under application 2004/5 and in January 2012 planning permission was granted under reference TA/2010/1477 for the change of use of land from agricultural use to provide a site for travelling showpeople (laid out in four plots) with the formation of hard surfacing to provide access. Condition 4 of this permission was varied to allow additional touring caravans to be stationed on these plots to enable each family to have the ability to store a touring caravan on the site in addition to the mobile home in which they would live (Ref: TA/2012/1011).

6.37 Significant weight was given in granting this permission to the personal circumstances of the individual families, and the fact that many were residing on overcrowded plots at The Plantation. Regarding the variation of Condition 4, the need for the touring caravans was recognised as the mobile homes, whilst capable of being moved, are likely to remain on the site to accommodate family members who are not regularly engaged in operating the fairs. On the basis that the touring caravans would effectively constitute part of the fairground equipment, rather than providing additional sleeping accommodation on the site, it was considered that the amendment was acceptable as it would not result in an intensification of the residential occupation of the site.

6.38 As approved the site has been laid out into four plots to be occupied by 11 families (two each on Plots 1 and 2, three on Plot 3 and four on Plot 4) with each plot incorporating space for mobile homes/caravans, storage and maintenance of showground vehicles and equipment.

6.39 Another of the original conditions from application 92/417 stated that:-

\[iii. \text{ The total number of families residing on the land shall not exceed fifty six.}\]

6.40 Overcrowding is therefore a significant issue at The Plantation and it was once known to have 78 families in residence; although three plots which provided homes for a minimum of seven families between them were found to be unoccupied during the surveys, used only for storage. Furthermore one plot, previously known to house two families, generated survey responses from three families. Consequently, it is estimated that The Plantation is home to 72 families from the Travelling Showpeople community at present, contrary to the original Condition. This perhaps goes some way to explaining why 24 of the 29 respondents to the surveys stated that there was insufficient provision available for the storage of equipment.
7. Assessing Accommodation Need

7.1 Section 8 of the Surrey Methodology sets out a step-by-step approach to collating the information required to identify the current supply and demand for pitches/plots in the study area. This section does so, using the agreed templates set out in the Methodology.

Response rate to questionnaire/interview request

7.2 A total of 163 Gypsy, Traveller and Travelling Showpeople households were identified as part of the TAA process (see line 6 in Table 8 below). Interviews were received from 89 households, or 55% of the total households identified (lines 1 and 2 in Table 8 below). Not all of the questions in the survey were applicable to every household; some being relevant to only those living in bricks and mortar housing, some to only Travelling Showpeople and some to transient Travellers. As such, an interview was considered to be ‘complete’ where all of the relevant sections of the survey had been addressed. However, of those that were ‘partially completed’, the majority of the interview questions were addressed and provided the Council with sufficient detail to assess the data accordingly. Consequently, the 55% response rate is considered suitably robust for the purposes of the study.

Table 8 – Response rate to TAA questionnaire

<table>
<thead>
<tr>
<th>RESPONSE RATE TO INTERVIEW QUESTIONNAIRES</th>
<th>No. of Gypsy and Travellers</th>
<th>No. of Travelling Showpeople</th>
<th>% of total households identified*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Full interviews completed</td>
<td>35</td>
<td>13</td>
<td>29</td>
</tr>
<tr>
<td>2. Partial interviews completed</td>
<td>23</td>
<td>18</td>
<td>25</td>
</tr>
<tr>
<td>3. Interview refused</td>
<td>20</td>
<td>37</td>
<td>35</td>
</tr>
<tr>
<td>4. Property unoccupied</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>5. No-one available to interview</td>
<td>5</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>6. All Gypsy, Traveller and Travelling Showpeople households identified</td>
<td>85</td>
<td>78</td>
<td>100</td>
</tr>
</tbody>
</table>

* Due to rounding, percentage figures may not amount to 100%

7.3 Tandridge has a predominantly settled Travelling community with 69 of the 89 respondents claiming to have lived at their current address for more than 5 years with many stating much longer periods of time, some in excess of 20 years.

7.4 Only one Travelling Showpeople household stated that they had a base elsewhere and two Gypsy households stated from where they had moved to the District. Two households from the Travelling Showpeople community had moved to their current address within the past year, both of which moved from within the District, whilst four Gypsy and Traveller households moved to their current location in the past year, only one of which moved from within Tandridge. Three other Gypsy and Traveller households moved from elsewhere in the South East.

7.5 The number of interviews refused by Travelling Showpeople is high at 37 but this figure is only an estimate, based on certain assumptions. As highlighted previously The Plantation site is complex. It appears that there are 72 families living across 36 plots, with three other plots used for storage (perhaps in the absence of those currently travelling) and three new plots unoccupied. Many sites are therefore ‘doubled up’ and on such sites, where only one or two responses were gathered from two or three families, it has been assumed that those families whom did not take part refused to be interviewed for the purposes of Table 7.
Future Accommodation Need

7.6 Table 9 provides a summary of current supply and demand for pitches/plots in Tandridge. In the interests of transparency, a breakdown of the different data sources and assumptions applied to populate these fields of information is set out below the table.

Table 9 – Summary of current supply and demand

<table>
<thead>
<tr>
<th>SUMMARİY OF CURRENT SUPPLY AND DEMAND (1 PITCH/PLOT PER HOUSEHOLD)</th>
<th>Pitches (Gypsies &amp; Travellers)</th>
<th>Plots (Travelling Showpeople)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Residential Supply:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Current supply of occupied local authority residential site pitches/plots in local authority area</td>
<td>18</td>
<td>0</td>
</tr>
<tr>
<td>B. Current supply of authorised and occupied privately owned site pitches/plots in local authority area</td>
<td>25</td>
<td>48</td>
</tr>
<tr>
<td>C. Unauthorised pitches/plots tolerated for more than 10 years</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Households</strong></td>
<td><strong>44</strong></td>
<td><strong>48</strong></td>
</tr>
<tr>
<td><strong>Projected Supply:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. No. of unused/vacant local authority pitches/plots</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>E. No. of unused/vacant authorised privately owned pitches/plots</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>F. No. of existing pitches/plots expected to become vacant in the near future (LA and privately owned)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>G. No. of households in site pitch/plot accommodation expressing a desire to live in bricks and mortar housing (in next five years)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>H. New local authority pitches/plots planned during year 1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>I. Outstanding applications for private pitches/plots (including unauthorised sites) likely to gain planning permission during year 1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Pitch Capacity</strong></td>
<td><strong>6</strong></td>
<td><strong>3</strong></td>
</tr>
<tr>
<td><strong>Current Backlog of Need:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. Households seeking permanent site accommodation in the area</td>
<td>20</td>
<td>10</td>
</tr>
<tr>
<td>K. On unauthorised encampments expressing a need to reside in the District</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>L. Currently on unauthorised developments for which planning permission is not expected as there is a presumption against development in these areas</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>M. Currently overcrowded or doubled up</td>
<td>12</td>
<td>6.5</td>
</tr>
<tr>
<td>N. Temporary planning permissions due to expire before 2018</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td><strong>Current Shortfall</strong></td>
<td><strong>44</strong></td>
<td><strong>16.5</strong></td>
</tr>
<tr>
<td><strong>Future Need:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O. Future need: New family formations expected to arise from existing District households 2013-2018</td>
<td>10</td>
<td>4.5</td>
</tr>
<tr>
<td><strong>Total Need (current shortfall + future need)</strong></td>
<td><strong>54</strong></td>
<td><strong>21</strong></td>
</tr>
<tr>
<td><strong>Total current residential demand for extra pitches/plots 2013-2018 (total need less total pitch capacity)</strong></td>
<td><strong>48</strong></td>
<td><strong>18</strong></td>
</tr>
</tbody>
</table>
Step A: Current supply of County / Local Authority sites

7.7 Following the closure of The Downs, Tupwood Lane in October 2012 there are now only 2 County or Local Authority sites within the Tandridge District at Pendell Camp, Merstham (Surrey County Council owned) and Green Lane, Outwood (Tandridge owned). Table 5 above details the current status of these sites.

7.8 Pendell Camp originally had 15 pitches, 11 of which were closed by SCC as they had fallen into a state unfit for purpose, leaving 4 occupied. Green Lane has 14 pitches, all of which are currently occupied. The January 2013 Caravan Count found 38 caravans on the District’s public pitches, 2 more than there is capacity for. However, discussions with Friends, Families and Travellers (FFT) revealed that there were some additional and unoccupied caravans stationed on a site at Green Lane whilst a resident’s sibling and family are abroad. This may account for the discrepancy in the numbers.

7.9 Of the 18 public pitches, 16 interviews were completed over 12 pitches. There are no public Travelling Showpeople sites in the District.

7.10 18 is recorded for Gypsies and Travellers and 0 is recorded for Travelling Showpeople in Step A of Table 9.

Step B: Current supply of private authorised sites

7.11 An analysis has been undertaken of the Council’s records and has been drawn from interviews with Travellers living on private authorised sites in the District.

7.12 There are 12 authorised pitches in Tandridge with permanent permissions, 12 authorised for a temporary period, and 1 authorised via an Enforcement Appeal which was allowed. With the exception of Field 2472, Chelsham Court Road (4 pitches) and Longacres, Antlands Lane (1 pitch), the authorised pitches relate to the number of caravans, rather than pitches, limited to personal use by the applicants and their families. For the purposes of the TAA however, each approved caravan shall count as a pitch as they are each intended to serve a family.

7.13 Of the 25 authorised pitches, 9 interviews were completed over 9 pitches.

7.14 There are 48 approved Travelling Showpeople plots in the District believed to currently provide accommodation for 78 families in total. The majority of these plots (42) are at The Plantation, detailed previously in this Report. 31 interviews were completed from the Travelling Showpeople Community in Tandridge.

7.15 25 is recorded for Gypsies and Travellers and 48 is recorded for Travelling Showpeople in Step B of Table 9.

Step C: Unauthorised developments tolerated for more than 10 years

7.16 The site know as Plot 3 at Oaklands, Green Lane, Shipley Bridge is not authorised but its use as a transit site for visiting Travellers is tolerated by the Council. In January 2013 the site was vacant but 1 caravan at any one time is tolerated for a limited period.

7.17 There are no unauthorised or tolerated Travelling Showpeople sites in the District.
7.18 1 is recorded for Gypsies and Travellers and 0 is recorded for Travelling Showpeople in Step C of Table 9.

---

Step D: Number of unused / vacant local authority pitches/plots

7.19 There are no local authority sites within the District for Travelling Showpeople and currently no vacant pitches for Gypsies and Travellers at either of the local authority sites: Pendell Camp and Green Lane. However, the original planning permission for Green Lane appears to grant consent for 19 pitches, only 14 of which have been implemented. As such, five further pitches could be made at Green Lane without the need for planning permission and, as such, this represents a figure of five unused/vacant local authority pitches.

7.20 5 is recorded for Gypsies and Travellers and 0 is recorded for Travelling Showpeople in Step D of Table 9.

---

Step E: Number of unused / vacant private pitches / plots

7.21 Information drawn from Officers undertaking the survey work and study, FFT and other Council staff showed there were no vacant or unused pitches on any public or private authorised sites in the District.

7.22 However, FFT found that the pitch at Longacres, Antlands Lane, Shipley Bridge was now vacant and a previous enforcement visit in January 2013 discovered no sign of residential occupation. This site is now authorised by reason of an enforcement Appeal that was allowed, and the site is not considered to be in breach of the Appeal decision. As such, it constitutes a vacant Gypsy and Traveller pitch.

7.23 The survey interviews highlighted that Travelling Showpeople sites were predominantly occupied and that many were frequently doubled up and sometimes tripled up. However, three of the four new plots previously granted permission at The Plantation are still vacant. There are also three plots used solely for the storage of equipment but as there is no spare accommodation space resulting from this, they shall not be treated as vacant. Furthermore, it may be the case that equipment is only stored on these sites whilst the usual occupiers are travelling.

7.24 1 is recorded for Gypsies and Travellers and 3 is recorded for Travelling Showpeople in Step E of Table 9.

---

Step F: Number of existing pitches / plots expected to become vacant in the near future

7.25 Taking into account the current household formations on the existing pitches in the District, it is apparent that, if provision were made for the concealed households and new family formations in the next five years, and those Travellers moved off the site, it would leave the respondent living alone on a pitch/plot.

7.26 However, whilst it would be possible for those individuals to have another individual move on and share their pitch/plot in a separate caravan, this cannot be factored in to the results to offset the generated need on these sites. Doing so would rely upon pitches/plots first being provided to accommodate those wishing to move, or firm knowledge that Travellers are intending to move to either another pitch/plot or out of the District, and the individuals remaining being open to have another solo Traveller move on and share their pitch/plot.
There is no evidence that this is the case and as such, it cannot be said that any existing pitches/plots are expected to become vacant in the near future.

7.27 A zero is recorded for both Gypsy and Travellers and Travelling Showpeople in Step F of Table 9.

Step G: Number of households in site accommodation expressing a desire to live in bricks and mortar housing

7.28 One response to the surveys from Travellers living on site accommodation expressed that they had one concealed household on site (assumed from their gender and ages to be a young couple) and one new family formation (one teenage child) in the next five years; the respondent did not express a wish to move from the site. The desired accommodation type for the concealed household and new family was affordable or social housing in either Tandridge or Reigate and Banstead.

7.29 Consequently, this response did not contribute to the required pitch provision in years 1-5 but 1.5 families currently living on site are requesting to live in bricks and mortar accommodation in this time period. This information will be shared and discussed with Reigate and Banstead as part of the Duty to Cooperate but, as the respondent does not intend to move, the pitch would not become available as a result of her family moving off and so a 0 is recorded for Step G.

7.30 A zero is recorded for both Gypsies and Travellers and Travelling Showpeople in Step G of Table 9.

Step H: Details of any planned local authority public Traveller sites to be delivered in year 1 (2013/2014)

7.31 There are no plans to deliver local authority public Traveller sites in the District in year 1.

7.32 A zero is recorded for both Gypsies and Travellers and Travelling Showpeople in Step H of Table 9.

Step I: Outstanding planning applications for private pitches/plots (including unauthorised sites) likely to gain permission in year 1 (2013/2014)

7.33 A planning application for a new private pitch was refused by Tandridge in 2012. At the time of the decision the application was refused as it would have been inappropriate development in the Green Belt, a ‘highly vulnerable’ form of development in a flood zone and an unsatisfactory living environment for future occupiers. However, the decision has been taken to Appeal by the applicant and the reasons for refusal have been amended to only concern the Green Belt due to changes to the designation maps concerning both flood zones and noise pollution levels. A Hearing is scheduled for 1 October 2013 when the acceptability of the application will be considered by the Planning Inspectorate. It is uncertain whether it will gain permission in year 1.

7.34 A zero is recorded for both Gypsies and Travellers and Travelling Showpeople in Step I of Table 9.
**Estimating the current demand for pitches and plots in the local authority area**

7.35 Interview data and information from the Council’s records are used in Steps J – N to build up a picture of current need. The assessment of demand includes the backlog of need and future need.

**Step J: Households seeking permanent site accommodation in the area**

7.36 An analysis has been undertaken of interviews with Traveller households living in bricks and mortar accommodation and recent planning applications to ascertain the demand for site accommodation, outlined in the previous section.

7.37 This consists of a number of different component parts:-

i. Previously unmet need where additional households are currently residing with other households either in bricks and mortar accommodation or on a pitch/plot – 9 pitches (Gypsies and Travellers), 2 plots (Travelling Showpeople).

ii. Specialist cases where the Council have deemed it appropriate to provide a pitch/plot, after considering personal circumstances and/or overcrowding – 6 pitches, 0 plots.

iii. Identified men/women in the traveller community who are 18 years of age or older, but have not yet married and formed their own household. It is not known if these men/women will form households with partners in Tandridge and therefore remain in area, or alternatively, move elsewhere to start a family. The survey work identified that within Tandridge, we have examples of both scenarios. In either scenario, and regardless of where they ultimately settle, these individuals will only require a pitch that they will share with their spouse, i.e. they will share one with a partner to form a household. Applying this logic, it is assumed that for every two unmarried people, there is a requirement for one pitch/plot – 14.5 pitches, 7 plots.

7.38 For the purposes of ii above, personal circumstances includes Travellers who live in bricks and mortar housing but whose existing accommodation is unsuitable by virtue of a proven psychological aversion to bricks and mortar accommodation, local hostility, expense and inability to make a house suitable for any specific disabilities of a member of the household.

7.39 20 is recorded for Gypsies and Travellers and 10 is recorded for Travelling Showpeople in Step J of Table 9.

**Step K: Current unauthorised encampments**

7.40 At the time of the study, there were no unauthorised encampments in the District.

7.41 A zero is recorded for both Gypsies and Travellers and Travelling Showpeople in Step K of Table 9.

**Step L: Unauthorised Developments for which permanent planning permission is not expected**

7.42 At the time of the study, there were no unauthorised developments in the District for which planning permission is expected.
A zero is recorded for both Gypsies and Travellers and Travelling Showpeople in Step L of Table 9.

Step M: Need arising from overcrowded pitches/plots and concealed households

This step considers data from the survey of households living in bricks and mortar accommodation, and households on sites and assesses need arising from concealed households, and overcrowded households. In this instance, ‘concealed households refers to married couples with or without child that are currently living with their parents. It does not include single adults over the age of 18 still living at home as they have been addressed in Step J.

The survey results show a significant overlap in the pitch/plot requirements arising from concealed households, overcrowding, the formation of new families and respondents, particularly those living in bricks and mortar accommodation, requesting space on a pitch. As such, there are 16 Gypsy and Traveller households that are currently overcrowded but in the majority of these cases, the overcrowding would be resolved by the existing concealed households and/or new family formations moving out in years 1-5. Also, in the cases of overcrowded caravans on pitches, the overcrowding could be resolved with a larger caravan. The responsibility of caravan sizes falls with their owners rather than the Council. The survey responses have identified 1 instance in bricks and mortar housing where overcrowding would not be resolved by existing family members moving out, and 2 instances of overcrowded or doubled-up sites which would not be resolved through a larger caravan or family members moving out. As such, three is the number of pitches required to relieve overcrowding and nine is the number pitches required to house the existing concealed households (couples or families only).

Including the remaining 13 examples of overcrowded homes/pitches within the total level of need would result in double counting and lead to an oversupply of sites as the need for these Travellers is addressed under Steps J and O.

Many of the Travelling Showpeople plots, particularly at The Plantation, are significantly doubled up. As highlighted previously, there are significantly more families residing at The Plantation than the original planning approval allows for and, where three or more families are sharing a plot, a need is justified for those wishing to move off the plot. There are 4.5 instances of significant doubling up which cannot be resolved through the provision of larger caravans or existing family members moving off site, and 2 plots to cater for concealed households are required. As such 6.5 is recorded in Step M for Travelling Showpeople.

12 is recorded for Gypsies and Travellers and 6.5 is recorded for Travelling Showpeople in Step M of Table 9.

Step N: Temporary planning permissions due to expire before 2018

At the time of the study, there were no temporary planning permissions for Travelling Showpeople plots in place in the District but there are 12 pitches currently in use by Gypsies and Travellers which have a temporary consent due to expire prior to 2018.

12 is recorded for Gypsies and Travellers and 0 is recorded for Travelling Showpeople in Step N of Table 9.
Step O: Newly arising need / family formations

7.51 The survey questionnaire (question 11) asked the likely requirement for pitches/plots for household members in the next five years. By cross checking this answer with information on the household composition it is possible to assess the family formation rate for a five year period from the interview data. Whilst it is acknowledged that this is not 100% accurate if a 100% response rate is not received, an assessed household formation rate based on responses to the questionnaire is considered a more accurate reflection of local circumstances than a standard percentage increase. Given the relatively high response rate overall, and particularly from Gypsies and Travellers living in bricks and mortar housing, it is considered that the figures are an accurate reflection of need in the District.

7.52 An assumption is made that the age at which travellers normally leave home to set up their own household is from 18 years, although this varies with a few leaving home at a younger age and many not leaving until sometime after turning 18 years old.

7.53 Amongst those Travellers living in bricks and mortar accommodation and on authorised pitches who took part in the survey 20 children were identified as turning 18 between 2013 and 2018, and 9 children were identified on Travelling Showpeople sites.

7.54 Applying the same logic as highlighted under Step J above, these new family formations will only require a pitch that they will share with a spouse, i.e. they will share one pitch or plot with a partner to form a new household. As such, it is assumed that for every two unmarried children turning 18 in the next five years, there is a requirement for one pitch/plot.

7.55 10 is recorded for Gypsies and Travellers and 4.5 is recorded for Travelling Showpeople in Step O of Table 9.

15-Year Projection

7.56 The PPTS requires local authorities to identify a continuous supply of sites for a 15-year period. It is acknowledged that this is difficult to forecast accurately. To give a broad indication of potential numbers, the Surrey Methodology recommends that the current number of pitches/plots be multiplied by a family formation rate of 3% for Gypsy and Traveller families and 1.5% for Travelling Showpeople households. These percentages are applied as compound growth per annum and have been agreed with Traveller representatives for Surrey as part of the previous GTAA.

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7 This figure derives from guidance in the CLG document Gypsy and Traveller Accommodation Needs Assessment guidance page 24.
### Table 10 – Summary of compound growth applied to current supply of sites

<table>
<thead>
<tr>
<th></th>
<th>Gypsies &amp; Travellers (Compound growth of 3%)</th>
<th>Travelling Showpeople (Compound growth of 1.5%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current supply: 2013</strong></td>
<td>44</td>
<td>48</td>
</tr>
<tr>
<td>2014</td>
<td>45.32</td>
<td>48.72</td>
</tr>
<tr>
<td>2015</td>
<td>46.68</td>
<td>49.45</td>
</tr>
<tr>
<td>2016</td>
<td>48.08</td>
<td>50.19</td>
</tr>
<tr>
<td>2017</td>
<td>49.52</td>
<td>50.95</td>
</tr>
<tr>
<td>2018</td>
<td>51.01</td>
<td>51.71</td>
</tr>
<tr>
<td>2019</td>
<td>52.54</td>
<td>52.49</td>
</tr>
<tr>
<td>2020</td>
<td>54.11</td>
<td>53.27</td>
</tr>
<tr>
<td>2021</td>
<td>55.74</td>
<td>54.07</td>
</tr>
<tr>
<td>2022</td>
<td>57.41</td>
<td>54.88</td>
</tr>
<tr>
<td>2023</td>
<td>59.13</td>
<td>55.71</td>
</tr>
<tr>
<td>2024</td>
<td>60.91</td>
<td>56.54</td>
</tr>
<tr>
<td>2025</td>
<td>62.73</td>
<td>57.39</td>
</tr>
<tr>
<td>2026</td>
<td>64.62</td>
<td>58.25</td>
</tr>
<tr>
<td>2027</td>
<td>66.55</td>
<td>59.12</td>
</tr>
<tr>
<td>2028</td>
<td>68.55</td>
<td>60.01</td>
</tr>
<tr>
<td><strong>15 year need</strong></td>
<td>69 – 44 = 25</td>
<td>60 – 48 = 12</td>
</tr>
<tr>
<td><strong>Family formations in years 1-5</strong></td>
<td>10</td>
<td>4.5</td>
</tr>
<tr>
<td><strong>Total need in years 6-15</strong></td>
<td>25 – 10 = 15</td>
<td>12 – 4.5 = 7.5</td>
</tr>
</tbody>
</table>

7.57 Forecasting household formation rates is not an exact science, but this method will give an indication of the number of pitches and plots required in the future through family growth based on the relevant compound figures for Gypsies and Travellers and Travelling Showpeople. However, as the family formation rates for years 1-5 were identified as a result of the survey responses (10 new pitches and 4.5 new plots), these do not need to be estimated through a compound rate of growth and should be removed from the total family formation rates for the whole 15 year period (to avoid double counting), leaving a figure of expected need for years 6-15. In any case, it is anticipated that an assessment of the needs of travellers will be undertaken every five years and will thereby inform the 15 year projection.

7.58 For Gypsy and Traveller households, the formation rate is applied in the following way:

   *The 3% compound growth rate applied to 44 (current supply of pitches) over a 15 year period suggests that there is a need for 25 new pitches over the timeframe. The study already identifies 10 new family formations in the first five years and therefore, to avoid double counting, the five year figure of 10 is deducted. This leaves an expectation that 15 further households will be formed in years 6-15.*

7.59 Similarly, for Travelling Showpeople households, the formation rate has been applied in the following way:

   *The 1.5% compound growth rate applied to 48 (current supply of plots) over a 15 year period suggests a need for 12 additional plots. The study already identifies 4.5 new family formations in the first five years and therefore, to avoid double counting, the five year figure of 4.5 is deducted. This leaves an expectation that a further 7.5*
new households will be formed in years 6-15, rounded up to 8 as half a plot cannot be provided.

7.60 Also taking into account the current backlog of need to be addressed in years 1-5 (including the family formations derived from the survey), Table 11 indicates the total need over the 15 year period from 2013 to 2028. 63 pitches for Gypsies and Travellers are required over the 15-year period, and 26 plots are required for Travelling Showpeople over the same period.

Table 11 – Summary of Traveller pitch/plot demand, 2013-2028

<table>
<thead>
<tr>
<th>SUMMARY OF 15-YEAR PROJECTION</th>
<th>No. of Gypsy and Traveller pitches</th>
<th>No. of Travelling Showpeople plots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identified demand 2013-2018</td>
<td>48</td>
<td>18</td>
</tr>
<tr>
<td>Calculated demand 2019-2028</td>
<td>15</td>
<td>8</td>
</tr>
<tr>
<td>Total demand 2013-2028</td>
<td>63</td>
<td>26</td>
</tr>
</tbody>
</table>

Transit Sites

7.61 ‘Planning Policy for Traveller Sites’ sets out the Government’s approach to providing transit sites to facilitate the travel undertaken by travellers to maintain their traditional way of life. Specifically, Policy A requires local planning authorities to cooperate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely transit accommodation needs.

7.62 In light of the above, a section containing six questions on traveller movements was included in the questionnaire to aid the assessment of need for transit pitches.

7.63 Nearly all respondents considered themselves to be permanent residents in the area with only one Travelling Showpeople respondent stating that they had a base elsewhere. The majority of respondents who did want to move from their current location wanted to stay in Tandridge. However, one Gypsy and Traveller respondent stated that they and their family would like to move into bricks and mortar accommodation in Crawley, two respondents stated a preference for affordable or social housing for their children in either Tandridge or Reigate and Banstead, and one would like sites in Tandridge or Kent for themselves and their family.

7.64 The Travelling Showpeople population interviewed were also largely settled but two respondents expressed a preference for plots in Surrey, two in Tandridge or Waverley, one in Tandridge, Dorking or Waverley, and one elsewhere within the South East, preferably Kent.

7.65 The questionnaires suggest that the Traveller population in the District is relatively settled and the survey responses did not identify a need for transit pitches in Tandridge. However, a transit site would assist in the handling of unauthorised encampments should any appear, providing a site on which they could temporarily reside. The Council notes that there have been issues with encampments in the South London boroughs but local evidence suggests that the recent encampments in Croydon and Bromley did not move from or into Tandridge.
However, we will continue to work collaboratively with partners, including neighbouring authorities to address related issues on this matter, should the need arise.

**Approach to net migration**

7.66 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) Tandridge from/to anywhere in the country.

7.67 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 economic reasons.

7.68 The Council is 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.

7.69 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.

7.70 It will also be important for the Council to assess each planning application against criteria based planning policies to ensure any need not already identified within this study, for sites which will be identified within the forthcoming Traveller Sites Land Availability Assessment, 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 Tandridge District Core Strategy DPD policies CSP9 and CSP10. It is recommended that the Council uses these policies to direct pitch need arising from net migration which has not already been identified in this study.
8. Conclusions

8.1 There is an identified need for a total of 63 pitches and 26 plots over the period 2013-2028.

8.2 Through the TAA process the issue of appropriate site design was raised by a number of local residents, particularly regarding space on Travelling Showpeople sites for the storage of equipment. In the provision of any future sites, this will be given full consideration. The Council is committed to working with local communities and Surrey County Council to deliver the key elements necessary for successful sites, in accordance with DCLG’s good practice guide.

8.3 In line with national policy, the Council has a requirement to identify and update annually:

- a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets
- a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.

8.4 The Council will monitor the supply each year through the production of its Authority’s Monitoring Report (AMR).

8.5 The Council recognises that this TAA represents a snapshot in time. The figures contained within this document will be kept under review. This will be informed through a strong working relationship with local communities, developed as part of a more localised approach. Another formal assessment of accommodation need will be undertaken in 5 years time.
Appendix 1 – Questionnaire Surveys

TANDRIDGE DISTRICT TRAVELLERS
ACCOMMODATION ASSESSMENT QUESTIONNAIRE

Date of Interview: ........../......../........

Name of Respondent: ..........................................................................................................................................................

Number/Name of property: ..................................................................................................................................................

Site/Address: ........................................................................................................................................................................

For questionnaires conducted on site please mark on the attached site plan which pitch/plot the respondent resides on.  □  (Please tick once done)

Is the Pitch Occupied: Yes (   ) No (   ) Don’t know (   )

If vacant is the occupier travelling: Yes (   ) No (   ) Don’t know (   )
Check with site manager/neighbouring pitches

When are the occupiers due back: ...........................................................................................................................................

Purpose of interview, Data Protection and Privacy Notice – to be read to the interviewee

This interview is to find out about the accommodation needs of Gypsies, Travellers and Travelling Showpeople living in Tandridge District. By agreeing to take part and be interviewed you agree to the Council having access to your address and responses for the purpose of this research only.

The person interviewing you has been employed and is acting on behalf of Tandridge District Council

Your personal information will be held and used in accordance with the Data Protection Act 1998. The Council’s representatives will not share or disclose such information to any unauthorised person or body but will use such information to inform their Traveller Accommodation Assessments.

This cover sheet with your address on it will be detached from the questionnaire once the information provided has been analysed by Council employees.

We greatly appreciate your time in contributing to this important piece of research.

INTERVIEWER’S DECLARATION
I certify that this interview was carried out according to Tandridge District Council’s instructions.

SIGNATURE: ____________________________________________

PRINT NAME: ___________________________________________

DATE: ____________________________________________
Q1. ETHNICITY OF RESPONDENT

Romany (  ) Irish Traveller (  ) Traveller (  ) Showperson (  ) Circus Person (  )

New Age Traveller (  ) Other (  ) please state ......................................................

Response not provided (  )

Q2. COMPOSITION OF HOUSEHOLD

Please continue on a separate sheet if necessary

<table>
<thead>
<tr>
<th>Relationship to Respondent (e.g. son, daughter, grandchild)</th>
<th>Gender</th>
<th>Year of Birth or Current Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Respondent</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Q3. DOES THIS HOUSEHOLD OCCUPY MORE THAN ONE PITCH/PLOT ?

If ‘yes’ please insert the number of pitches the household occupies.

Yes (  ) No (  ) Response not provided or not relevant (  )

Q4. IS THE PITCH/PLOT SHARED WITH ANOTHER HOUSEHOLD(S)?

1 (  ) 2 (  ) 3+ (  ) No (  ) Response not provided or not relevant (  )

Q5. IF THE PITCH/PLOT IS SHARED WITH ANOTHER HOUSEHOLD, HOW LONG HAVE YOU BEEN ‘DOUBLED-UP’ FOR?

-------- years -------- months Response not provided or not relevant (  )

Q6. DETAILS OF CURRENT ACCOMMODATION?

Local Authority site pitch/plot (  )
Privately owned site pitch/plot (  ) i.e. Own land with planning permission
Unauthorised development (  ) i.e. Own land without planning permission
Unauthorised encampment (  ) i.e. Not own land and without planning permission
Conventional owned bricks and mortar housing (  )
Conventional rented bricks and mortar housing (  )
Side of the road (  )
Other (  ) please state ........................................................................................................
Q7. TYPE AND SIZE OF CURRENT ACCOMMODATION? (insert number and circle sizes)

House ( ) 1 2 3 4 5 or more bedrooms
Mobile Home/Chalet ( ) 1 2 3 4 bedrooms
Touring Caravan ( ) 1 2 3 4 bedrooms
Other ( ) please state ..................................

Q8. LENGTH OF TIME AT CURRENT ADDRESS?

Less than 1 year ( )
More than 1 year but less than 5 years ( )
More than 5 years ( )
Response not provided ( )

Q8a. IF LESS THAN 1 YEAR, WHERE WERE YOU LIVING BEFORE?

Address/Site:........................................................................................................................................

Response not provided ( )

Q9. ARE YOU INTENDING TO MOVE FROM THIS PITCH/ PLOT/HOUSE IN THE NEXT FIVE YEARS?

Yes ( ) No ( ) Response not provided ( )

Q9a. IF YES, WHERE ARE YOU THINKING OF MOVING TO?

Location (specify town or area) ..........................................................................................................................

Response not provided ( )

Office Use Only:
Based on the response to Q9a please identify the local authority area e.g. Staines would be Spelthorne, Godalming would be Waverley.

Elmbridge ( ) Epsom & Ewell ( ) Guildford ( ) Mole Valley ( ) Reigate & Banstead ( )
Runnymede ( ) Spelthorne ( ) Surrey Heath ( ) Tandridge ( ) Waverley ( )
Woking ( )
West Sussex ( ) Hampshire ( ) Kent ( ) Outer London:- Sutton ( ) or Croydon ( ) or Bromley ( )
Central London ( )
Elsewhere in the South East ( ) Elsewhere in the UK ( ) Abroad ( )

Notes: ..........................................................................................................................................................
Q10. IF YOU ARE PLANNING TO MOVE, WHAT WOULD BE YOUR PREFERRED ACCOMMODATION/TENURE?

Affordable/Social Housing ( )
Privately owned bricks and mortar house ( )
Privately rented bricks and mortar house ( )

Local Authority Pitch/Plot ( )
Privately owned Pitch/Plot ( )
Privately rented Pitch/Plot ( )

Response not provided ( )
Q11. ARE YOU* OR ANY MEMBERS OF YOUR HOUSEHOLD LIKELY TO REQUIRE THEIR OWN PITCH/PLOT IN THIS DISTRICT OR ELSEWHERE IN THE PERIOD TO THE END OF 2017 I.E THE NEXT 5 YEARS?

<table>
<thead>
<tr>
<th>Household</th>
<th>Relationship to the respondent or yourself</th>
<th>Estimated year required</th>
<th>Type of accommodation required* What is your preference?</th>
<th>Is the household registered on a site waiting list or housing register</th>
<th>Where is the accommodation required What is your preference?</th>
<th>Do you have a family or employment connection to this area?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Example</strong></td>
<td>Son and Daughter-in-law /myself</td>
<td>2013</td>
<td>E</td>
<td>No</td>
<td>Yes</td>
<td>Dorking</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2</td>
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<td>3</td>
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<td>4</td>
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<td>5</td>
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<tr>
<td>6</td>
<td></td>
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</tr>
</tbody>
</table>

* Type of Accommodation:
A. Affordable/Social Housing
B. Privately owned bricks and mortar housing
C. Privately rented bricks and mortar housing

D. Local Authority pitch/plot
E. Privately owned pitch/plot
F. Privately rented pitch/plot
G. Response not provided

Office Use Only:
Based on the response to Q11 ‘where is the accommodation required’ please identify the local authority area e.g. Dorking would be Mole Valley.

Elmbridge ( ) Epsom & Ewell ( ) Guildford ( ) Mole Valley ( ) Reigate & Banstead ( ) Runnymede ( ) Spelthorne ( ) Surrey Heath ( ) Tandridge ( ) Waverley ( ) Woking ( )

West Sussex ( ) Hampshire ( ) Kent ( ) Outer London: Sutton( ) or Croydon( ) or Bromley( ) Central London ( ) Elsewhere in the South East ( ) Elsewhere in the UK ( ) Abroad ( )

Notes:
This takes account of those being interviewed who are on unauthorised sites or already doubled-up on a site.
Other Questions

Q12. DO YOU HAVE ANY LAND IN TANDRIDGE THAT YOU WOULD LIKE TO BE CONSIDERED FOR A NEW SITE/ADDITIONAL PITCH?

Yes ( )  No ( )  Response not provided ( )

Location/Address:..........................................................................................................................................................
................................................................................................................................................................................................

Note to interviewer: If they answer yes, please pass on a site identification form

Additional questions to ask to Travelling Showpeople

Q13. IS THERE SUFFICIENT PROVISION AVAILABLE FOR STORAGE OF EQUIPMENT?

Yes ( )  No ( )  Response not provided ( )

Additional questions to ask to transient Travellers

Q14. WHERE HAVE YOU TRAVELLED FROM (YOUR LAST ACCOMMODATION)?

Location/Address:..........................................................................................................................................................

Response not provided ( )

Q15. WHAT IS THE PURPOSE OF YOUR VISIT TO THE BOROUGH?
(for example visiting family or for work opportunities).

................................................................................................................................................................................................

Response not provided ( )

Q16. WHY DID YOU TAKE UP OCCUPATION OF THIS PARTICULAR SITE?
(unauthorised encampments)

................................................................................................................................................................................................

Response not provided ( )

Q17. DO YOU HAVE A BASE ELSEWHERE?

Location/Address:..........................................................................................................................................................

Response not provided ( )
If yes, is it a temporary ( ) or permanent ( ) base?
Q18. HOW LONG DO YOU INTEND TO REMAIN ON THIS LAND/SITE?

Response not provided ( )

Q19. IF YOU ARE REQUIRED TO VACATE THIS LAND/SITE, WHERE WILL YOU RELOCATE TO?

Response not provided ( )

Additional questions to Travellers living in bricks and mortar housing

Q20. DO YOU LIVE IN A BRICKS AND MORTAR HOUSE BY CHOICE OR ONLY BECAUSE THERE IS NO SUITABLE SITE ACCOMMODATION?

By choice ( )
There is no alternative suitable site accommodation: public pitch/plot ( ) private pitch/plot ( )
I am on the County Council’s waiting list for a public pitch/plot:
Response not provided ( )

Q21. DO YOU CONSIDER YOUR CURRENT BRICKS AND MORTAR ACCOMMODATION TO BE UNSUITABLE?

No ( )
Yes, unsuitable because of:
Psychological aversion to bricks and mortar accommodation ( )
Tenure under notice or threat of notice ( )
Lease coming to an end ( )
Too expensive and on housing benefit ( )
Too expensive and in arrears ( )
Too difficult to maintain e.g. too large ( )
Share a kitchen, bathroom or WC with another household ( )
Household contains someone with a mobility impairment or specific need and the house can not be made suitable ( )
No bathroom, kitchen or inside WC and household has no available resources to make it fit ( )
House in major disrepair or unfit and household has no available resources to make it fit ( )
Harassment from others living in the vicinity which cannot be resolved except through a move ( )
Other ( ) please state.................................................................
Response not provided ( )
Have you any comments relevant to this questionnaire or any other issues that you wish noted?

Comments:

Please continue on a separate sheet if necessary

THANK-YOU FOR ANSWERING THESE QUESTIONS, IT IS MUCH APPRECIATED

Note for Interviewer – leave contact details if the respondent knows of others who are in bricks and mortar who would be happy to be interviewed.

Comments on the interview