

Travellers Accommodation Assessment (TAA)

November 2013

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Mole Valley District Council Travellers Accommodation Assessment 2012 – 2027

November 2013



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1. EXECUTIVE SUMMARY

1.1 Background

- 1.1.2 This document represents the Mole Valley Travellers Accommodation Assessment (TAA) 2013. The TAA is an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople (hereafter referred to as travellers) in Mole Valley District over the next 15 years (up to 2027).
- 1.1.3 The TAA examines the need for both permanent and transit sites for travellers residing in or resorting to the area during the survey period of September 2012 – February 2013.
- 1.1.4 The TAA should be read in conjunction with the Surrey Traveller Accommodation Assessment Methodology - *'Preparing Travellers Accommodation Assessments (TAAs): The Surrey Approach (April 2012)'*, which was developed jointly by all local authorities in Surrey to ensure consistency in approach when undertaking TAAs. The methodology has also been formulated in consultation with representatives of the travelling community and travellers themselves who reside in Surrey.
- 1.1.5 It is not the purpose of this assessment to revisit background elements relating to the methodology; instead it builds on the established framework, applying agreed assumptions to identify future accommodation needs.
- 1.1.6 The outcome of this assessment will be used by the Council to set pitch targets for Gypsies and Travellers and plots targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in the District.
- 1.1.7 Once targets for pitches and plots have been established, sufficient suitable¹ sites will be identified through the plan-making process as part of the Land Allocations Plan.
- 1.1.8 The purpose of this assessment is to provide a credible and robust evidence base to establish pitch and plot targets for travellers living in Mole Valley District which will then aid the identification of sufficient sites.
- 1.1.9 The base date for this assessment is February 2013 when the surveys were completed. However, in places the information relating to the status of some Gypsy and Traveller sites has been updated to April/May 2013. This update does not change the number of pitches/plots provided across the District or

¹ The consideration of whether land is suitable for a Gypsy and Traveller pitch or Travelling Showpeople plot will be undertaken in accordance with Policy CS5 of the Core Strategy and the planning policy for traveller sites.

the number required. It provides the most comprehensive overview of the number of authorised/unauthorised pitches in the District.

1.1.10 It is acknowledged that the findings of the survey and assessment represent a snapshot in time, and the information will need updating through annual monitoring of pitch/plot provision and another study in the future (circ. 2016).

1.1.11 The assessment meets the requirements of Section 225 of the 2004 Housing Act² and the Government's planning policy for traveller sites (March 2012)³.

1.2 Sources of Data

1.2.1 The main source of data for this assessment was a survey of **42 travellers' households living both on sites and in bricks and mortar housing** in Mole Valley District. The interviews were undertaken between September 2012 and February 2013. The surveys provided data on **171 individuals**.

1.2.2 This assessment also draws on a number of existing information sources including:

- the official bi-annual caravan count
- local data held by the District Council e.g. planning application information
- local data held by Surrey County Council e.g. turnover and vacancy rates on public sites.
- information from other needs assessments undertaken e.g. the East Surrey Gypsy and Travellers Accommodation Assessment 2007.

1.2.3 The survey asked questions about a range of related matters including ethnicity, family structure, travelling patterns, and current and future accommodation needs.

1.3 Characteristics of the Mole Valley Traveller Population

1.3.1 The survey asked respondents to self identify under the following six categories:

- Romany (Gypsy).
- Irish Traveller.
- Travelling Showman/person.
- Traveller.

² Section 225 of the Housing Act - <http://www.legislation.gov.uk/ukpga/2004/34/section/225>

³ Planning policy for traveller sites (DCLG, March 2012) - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2113371.pdf>

- Circus People.
 - New Age Traveller.
- 1.3.2 The first four categories accounted for all respondents, and gave a distribution of **85% Romany Gypsies, 5% Irish Travellers, 5% Travelling Showmen/person and 5% Travellers.**
- 1.3.3 The assessment found an **average Gypsy & Traveller household size of 3.9 persons.** In comparison, national statistics for **Mole Valley show an average household size of 2.3 persons living in bricks and mortar accommodation.**
- 1.3.4 Gypsy and Traveller household sizes varied slightly depending on the accommodation tenure. The average household size was 3.1 persons living in bricks and mortar accommodation, 3.9 persons living on public sites, and 5.4 persons living on private sites. For those Gypsies and Travellers living on-site they had on average 1.7 caravans/mobile homes per household.
- 1.3.5 The surveys included Travelling Showpeople and found that they tend to live in larger family groups due to the nature of their work (and a high level of concealed households). Of those surveyed the **average size of households was 7.4 persons** but they had a significant number of caravans/mobile homes and other custom built forms of accommodation.
- 1.3.6 The surveys found higher proportions of children and lower proportions of older people, reflecting higher birth rates and lower life expectancy respectively which is generally experienced across the travelling community. Of those identified on the completed surveys, **just over half of those surveyed were under 18 years old. This is in comparison to only 21% of the District's population being under 18 years old.**

1.4 Population

- 1.4.1 For the first time in its existence, the 2011 decennial national population Census identified 'Gypsy and Irish Travellers' as an ethnic group.
- 1.4.2 Data published in November 2012, showed that some 128 people identified themselves as either a Gypsy or Irish Traveller⁴ living in Mole Valley. From the Council's surveys it can be seen that 155 identified themselves or other members of their household as a Gypsy, Traveller or Irish Traveller.
- 1.4.3 Data from the 2011 Census on the number of Gypsies and Travellers in Mole Valley is therefore an underestimate.

⁴ Travelling Showpeople were not identified as an individual ethnicity on the Census Form. The percentage of Gypsies and Travellers interviewed does not include Travelling Showpeople.

1.5 Travel Patterns

1.5.1 The assessment identifies that the travelling population is relatively static and locally based. Of those responding:

- 10% had lived in the District for less than one year.
- 24% had lived in the District for more than one year but less than 5 years.
- 66% had lived in the District for more than five years.

1.5.2 Some (mainly) older residents of local authority sites no longer owned a touring caravan. The highest proportion of touring caravans was found on unauthorised developments, and amongst the Travelling Showpeople.

1.6 Accommodation Assessment – Current Provision

1.6.1 The study found a mixed provision for travellers across the District comprising both public and private sites, together with those living in bricks and mortar accommodation.

1.6.2 Some development was unauthorised, although the assessment found no evidence to suggest that unlawful encampments occur in the District with any degree of frequency. Those on unauthorised / temporary sites were seeking a permanent residence rather than travelling through the District and stopping where they considered appropriate.

1.6.3 Mole Valley has **four public sites providing 20 pitches** for Gypsies and Travellers; **7 private sites providing 10 pitches for Gypsies and Travellers⁵**; **and three private Travelling Showman yards providing one plot each**. There are no transit sites or emergency stopping places in Mole Valley District.

1.6.4 Of those living on site, **83% had lived in their accommodation for more than 5 years**, and **all households said they had no intention to move in the next five years**.

1.6.5 As part of the assessment **13 households living in bricks and mortar accommodation** were interviewed. Of those living in bricks and mortar accommodation a **small majority (53%) had lived in their accommodation between 1 and 5 years**. Of the 13 households, 5 said they intended to move in the next 5 years and back onto living on a site.

⁵ This includes the temporary site at River Lane, Leatherhead which provides 4 pitches for Gypsies and Travellers and the site at 141 Kingston Road which was granted planning permission in September 2012.

1.7 Accommodation Assessment – Future Needs

1.7.1 Based on the surveys and other sources of information this TAA concludes that:

- **28 pitches are required for Gypsies and Travellers in Mole Valley District up to 2017.**
- **5 plots are required for Travelling Showpeople⁶ in Mole Valley District up to 2017.**

1.7.2 Taking into account likely household growth over the ten years from 2017 to 2027, it is considered that there will be a further need for an additional:

- **16 pitches for Gypsies and Travellers, and**
- **2 plots for Travelling Showpeople.**

Pitch / Plot Requirements	Gypsies & Travellers	Travelling Showpeople
Existing number of permanent pitches & plots	26	3
Current Shortfall (backlog) of pitches & plots.	17	5
Required no. of new pitches & plots between 2012 – 2017*	11	0
Projected need for new pitches and plots to 2022**	8	1
Projected need for new pitches and plots to 2027**	8	1
Total Required New Pitches & Plots 2012 – 2027	44	7
Annual Requirement	2.9	0.7
Rolling 5 year Requirement	14.5	3.5

* based on the surveys undertaken.

** compound rate of 3% for Gypsies and Travellers and 1.5% for Travelling Showpeople based on the unpublished recommendations of the Panel Report.

Table 1: Projected Need for New Pitches/Plots across the Plan Period (2012-2027)

⁶ The assessment separates out the needs of Gypsies and Travellers from Travelling Showmen. This was because of the different site needs associated with the latter group.

1.8 Glossary

1.8.1 A Glossary of terms which are used frequently within the TAA is outlined in Appendix 1 of this assessment.

2. INTRODUCTION AND BACKGROUND

2.1 The Requirement to Assess and Plan for the Accommodation Needs of the Travelling Community

- 2.1.1 Prior to the publication of the planning policy for traveller sites (March 2012)⁷, 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).
- 2.1.2 In the South East this was to be determined by a single issue review of the South East Plan on the provision for Gypsy, Traveller and Travelling Showpeople sites which was being led by the South East England Partnership Board (SEEPB)⁸. It was based on the Gypsy and Traveller Accommodation Assessments (GTAAs)⁹ that had been undertaken by each local authority or group of local authorities.
- 2.1.3 However, prior to the recommendations of an Independent Panel of Government Inspectors being published, which would have set out how many pitches each local planning authority in the South East would need to provide, the Coalition Government came to power and sought to revoke RSSs (i.e. the South East Plan) including the Partial Review of Gypsy and Traveller Accommodation.
- 2.1.4 As set out in the Government's planning policy for traveller sites, it is now the responsibility of local authorities to identify the number of travellers' pitches/plots that will be required based on local needs assessments.

2.2 Planning Policy for Traveller Sites

- 2.2.1 National policy and guidance in respect of planning for travellers is set out in the Government's "*Planning policy for traveller sites*" (March 2012).
- 2.2.2 The aim of the planning policy 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.

⁷ Planning policy for traveller sites (March 2012) - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2113371.pdf>

⁸ Formally the South East England Regional Assembly (SEERA).

⁹ East Surrey Gypsy and Traveller Accommodation Assessment (May 2007) - http://www.molevalley.gov.uk/media/pdf/7/b/East_Surrey_GTAA.pdf

2.2.3 To help achieve this, the Government's aims in respect of the planning policy 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 policies.
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.
- to reduce tensions between settled and traveller communities in plan-making and planning decisions.
- to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.
- for local planning authorities to have due regard to the protection of local amenity and local environment.

2.2.4 The planning policy contains two policies which relate to the assessment of the need and future provision of new sites. Policy A deals with 'Using evidence to plan positively and manage development' and Policy B provides advice on 'Planning for traveller sites'. The main thrust of these policies is to:

- give local planning authorities the freedom and responsibility to determine the right level of traveller site provision in their area in consultation with local communities, while ensuring fairness in the planning system.
- enable local planning authorities to make their own assessment of need for the purposes of planning based on robust evidence of local need.
- remove the specific reference and requirement for Gypsy and Traveller Accommodation Assessments (GTAA).
- enable local planning authorities to use their assessment of need to set their own targets for pitch/plot provision.
- encourage local planning authorities to plan for sites over a reasonable timescale and identify sufficient deliverable sites to deliver site need in the first five years.

2.2.5 Policies A and B are outlined in full in Appendix 2 of this Assessment.

2.3 National Planning Policy Framework

2.3.1 The Government states that the planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework (NPPF)¹⁰ so far as relevant.

2.3.2 The Government's National Planning Policy Framework (NPPF) was published on 27th March 2012. It is a key part of Government reforms to make the planning system less complex and more accessible, and to protect the environment while promoting sustainable growth.

2.3.3 The NPPF is now critical in formulating planning proposals at a local level, as it sets out the overarching policy priorities for the planning system, against which local plans are being prepared and decisions made on planning applications. The policies in the Framework apply with immediate effect and replace Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).

2.3.4 The NPPF directs local planning authorities to the planning policy for traveller sites when assessing the accommodation needs of travellers. The NPPF will however, be an important consideration when identifying sites for travellers' accommodation having completed this needs assessment. This will be in parallel with local planning policies which guide site selection.

2.4 The Housing Act 2004

2.4.1 Whilst there have been numerous changes occurring to the planning policy framework at the national level, the requirement to assess the accommodation needs of the travelling community remains firmly embedded in the Housing Act 2004.

2.4.2 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.

2.5 Gypsy and Traveller Accommodation Assessments Guidance (GTAAs) (CLG, 2007)

2.5.1 Whilst the Government's NPPF replaces a plethora of Planning Policy Statements (PPSs) and Guidance Notes (PPGs), a number of guidance

¹⁰ National Planning Policy Framework (NPPF) (March 2012) - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

documents still remain. This includes the Gypsy and Traveller Accommodation Assessment Guidance (2007)¹¹.

2.5.2 In preparing this assessment 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 this assessment.

2.5.3 Particularly useful in the preparation of this assessment were the following points:

- The guidance defines accommodation need as households who are unable to access suitable housing without some financial assistance and notes that the particular lifestyle and culture of Gypsies and Travellers can give rise to distinctive accommodation needs.
- The guidance notes that careful consideration should be given to the appropriate timing for the survey as the caravan count consistently shows higher numbers on unauthorised encampments, and lower numbers on permanent residential sites, in the summer. The guidance states that it is also likely that numbers in housing will be lower in the summer.
- When assessing future need accurate projections are likely to be more difficult. Analysis of changing demand (which may be expressed through unauthorised sites or low demand for authorised sites) will provide further information but it should be possible to identify:
 - the intentions of those households planning to move which may free up spare pitch or bricks and mortar capacity;
 - the likely rate of household formation and annual population increase; and
 - travelling patterns within the survey area and in and out of surrounding areas.

¹¹ Gypsy and Traveller Accommodation Needs Assessment Guidance (October 2007) – <http://www.communities.gov.uk/documents/housing/pdf/accommneedsassessments.pdf>

3. THE AIMS OF THIS ASSESSMENT & THE SURREY METHODOLOGY

3.1 The Aims of this Assessment

- 3.1.1 In accordance with the planning policy for traveller site, the aims this assessment is to:
- a) Create a robust, transparent and consistent evidence base to identify the need for travellers' pitches/plots in Mole Valley District.
 - b) Identify current levels of accommodation provision for travellers.
 - c) 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.
 - d) Show household preferences in terms of the location, tenure and type of accommodation sought.
 - e) 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.
 - f) Identify future levels of accommodation need over a fifteen year period.
 - g) Inform the development of future housing and planning policies at a local area.
 - h) Inform the understanding of the need for permanent and transit pitches and plots.

3.2 Who are 'travellers'?

- 3.2.1 For the purposes of this assessment, "travellers" means "Gypsies and Travellers" and "Travelling Showpeople" as defined by the planning policy for traveller sites (March 2012):

Gypsies and Travellers:

"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".

Travelling Showpeople:

“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 dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above”.

Appendix A: Glossary of the planning policy for traveller sites
(March 2012)

3.3 Defining Accommodation Need

- 3.3.1 The key aim of this TAA is to identify the need for travellers’ accommodation within Mole Valley District.
- 3.3.2 The starting point for the definition of accommodation need is housing required for households who are unable to access suitable housing without financial assistance. However, the conventional definition of housing need relies heavily on an assessment of affordability and an understanding of the “market” for accommodation within the study area.
- 3.3.3 In terms of travellers’ accommodation needs, the standard definition of need¹² requires some adjustment to take account of households:
- Who have no authorised site on which to reside.
 - Whose existing site accommodation is overcrowded or unsuitable¹³ and are unable to obtain more suitable accommodation.
 - Who contain suppressed/concealed¹⁴ 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.
 - Who are in bricks and mortar accommodation but who wish to live on a site. This could include those households whose existing accommodation is overcrowded or unsuitable (which may include unsuitable by virtue of proven psychological aversion to bricks and mortar accommodation).
- 3.3.4 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.

¹² Gypsy and Traveller Accommodation Needs Assessments, CLG, 2007

¹³ See Appendix 3 for further details on overcrowded and unsuitable accommodation.

¹⁴ 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.

3.4 The Approach to this Assessment

- 3.4.1 To meet the aims set out in paragraph 3.1.1, this assessment has been prepared in accordance with the document *'Preparing Travellers' Accommodation Assessments (TAAs): The Surrey Approach'* (April 2012) (here after referred to as the Surrey Methodology).
- 3.4.2 The Surrey Methodology was developed jointly by all 11 local authorities in the county working in partnership to ensure a consistent approach across individual local authority areas was undertaken when preparing a TAA.
- 3.4.3 The Surrey Methodology was formulated in consultation with representatives of the travelling community and travellers themselves who reside in Surrey. The Surrey Methodology contains three distinct phases to completing a TAA:
- Phase 1 - desktop review
 - Phase 2 - interviews with travellers
 - Phase 3 - review of survey data (summary)
- 3.4.4 The next three sections set out in detail how this Assessment was undertaken in Mole Valley with all the information from the three phases pulled together in Chapter 7: The Accommodation Needs of Travellers in Mole Valley District.

4. PHASE 1 – DESK TOP REVIEW

4.1 Sources of Information

- 4.1.1 The first phase in carrying out the TAA is a comprehensive desktop review of available information on the travelling community in Mole Valley. The purpose of the desk top review is to collate information where available on the travelling community which will help with the following two phases on the TAA.
- 4.1.2 The collection of information has involved close partnership working with a wide variety of internal and external stakeholders. This includes liaison with the Council's Housing and Development Control teams and with officers from Surrey County Council and adjoining boroughs and districts in Surrey, London and West Sussex.
- 4.1.3 Consequently the Council has, collected a substantial amount of data regarding the culture and needs of the travelling community within the District to aid this assessment. This data and information is summarised below under a number of key headings.
- 4.1.4 Whilst the interviews (Phase 2) were completed in February 2013, the information below has been updated to April/May 2013 to reflect the change in the status of some sites within the District. This update does not change the number of pitches or plots provided across the District or the number required.

4.2 Information on Population Size and Movement of Travellers

- 4.2.1 For the first time in its existence, the 2011 decennial national population Census identified 'Gypsy and Irish Travellers' as an individual ethnic group.
- 4.2.2 Census data published in November 2012 showed that some 128 people living in Mole Valley identified themselves as either a Gypsy or Irish Traveller. This figure represents the lowest population/people identifying themselves as Gypsies and Travellers across Surrey (see Table 2).
- 4.2.3 It is however, thought that this figure of 128 people is an underestimate and should be treated cautiously.
- 4.2.4 The East Surrey GTAA which covered the boroughs and districts of Epsom & Ewell, Reigate & Banstead, Mole Valley and Tandridge identified that in 2007 there were estimated to be approximately 300 Gypsies and Travellers living in

caravans¹⁵ and 900 living in bricks and mortar accommodation¹⁶ across the four local authority areas.

- 4.2.5 The total number of people identifying themselves as Gypsies and Travellers in the 2011 Census and living within East Surrey was however, significantly less, at 725 people. This represents a 40% decrease in the estimated Gypsy and Traveller population.
- 4.2.6 From the previous GTAA and from the level of pitch turnover experienced across Mole Valley and in Surrey as a whole, it is known that the travelling community is relatively settled. It is therefore more likely that a number of Gypsies and Travellers living in Mole Valley did not identify themselves in the 2011 Census rather than having moved out of the district and the wider East Surrey area since 2007.

Borough / District	No. of Gypsies & Travellers	Percentage of the Population
Elmbridge	153	0.12
Epsom and Ewell	132	0.18
Guildford	491	0.36
Mole Valley	128	0.15
Reigate and Banstead	179	0.13
Runnymede	220	0.27
Spelthorne	192	0.20
Surrey Heath	162	0.19
Tandridge	286	0.34
Waverley	167	0.14
Woking	151	0.15
Surrey	2,261	0.20
Crawley	77	0.07
Horsham	234	0.18
Kingston Upon Thames	95	0.06

Table 2 – The number of Gypsies and Travellers living in selected boroughs and district. Source: 2011 Census (data published November 2012).

- 4.2.7 Travelling Showpeople/men were not identified as an individual ethnic group in the 2011 Census. In the absence of this data, the best estimate of the number of Showpeople in the area comes from previous studies.

¹⁵ The estimated number of Gypsies and Travellers living in caravans is based on the biannual caravan count and the assumption of 2.2 – 2.4 people per caravan.

¹⁶ The estimate for Gypsies and Travellers living in bricks and mortar accommodation was based on information provided by the Travellers Education Services.

- 4.2.8 Information reported by the Showmen's Guild as part of the 2007 GTAA, identified about 117 pitches and 150 paid-up members within Surrey, of which, 55% were located in East Surrey, on sites either long-established or with planning permission

4.3 Biannual Gypsy and Traveller Caravan Counts and Annual Travelling Showpeople Counts

- 4.3.1 In January and July local authorities are required to count the number of caravans in their areas on authorised and unauthorised sites and report these figures to the Government. The purpose of the count is to provide local data on the number of caravans and the seasonal movement of caravans. The count can be used as a tool to identify the need for sites and in tackling unauthorised encampments and developments.
- 4.3.2 The caravan counts have included Gypsy and Traveller caravans since 1979 however; the addition of Travelling Showpeople accommodation has been added more recently in 2011.
- 4.3.3 Figures released in the January 2013 count¹⁷ show that the total number of travellers caravans (including mobile homes, chalets and tourers) in the District was 45 (see Appendix 4). The data shows that the number of caravans in the District has remained fairly static over the period January 2010 – January 2013, and has only increased when planning permission has been granted for a new pitch or where an additional caravan has been moved onto an existing pitch/plot.

4.4 Data on Permanent Authorised Travellers' Sites

- 4.4.1 On the completion of the surveys (February 2013) there were 9 authorised Gypsy and Traveller sites in the District providing 26 permanent pitches and a further 3 yards for Travelling Showpeople. Of the 9 permanent Gypsy and Traveller sites 4 were public and 5 were private sites.

Permanent Public Gypsy and Traveller Sites

- 4.4.2 The public sites are small family sites providing between 3 and 10 pitches. A total of 20 permanent pitches are provided across the four sites:
- Brambledown Park, Dorking – 3 pitches.
 - Conifer Park, Dorking – 4 pitches.
 - Salvation Place, Leatherhead – 10 pitches.

¹⁷ Data from the last 5 caravan counts relating to Gypsies and Travellers has been set out in Appendix 4. Data available for the count of Travelling Showpeople is also set out in this appendix. The figures referred to in this section are however, the amended count figures. Please see Appendix 4 for further details.

- Travellers Rest, Mickleham – 3 pitches.

4.4.3 The public sites are long established having been granted permanent planning permission for over 20 years. Since then, permission has been granted for the extension of each of the sites to provide additional pitches, the most recent in 2007 when 1 additional pitch was provided on 3 of the 4 public sites. All of the sites are located in the Green Belt and are managed by Surrey County Council.

4.4.4 Permitted on each pitch are no more than two caravans (comprising one static caravan and one tourer). All pitches provide an amenity block. The sites also provide areas for car parking and amenity space and in some cases horse stables.

Permanent Private Gypsy and Traveller Sites

4.4.5 As with the public sites, the permanent private sites within Mole Valley are small family sites providing between 1 and 2 pitches. A total of 6 pitches are provided across the 5 sites:

- Greenvale, Hookwood – 2 pitches.
- Home Farm Stables, Walliswood – 1 pitch.
- Land adjacent to 141 Kingston Road, Leatherhead – 1 pitch
- Langley, Newdigate – 1 pitch.
- The Evergreens, Betchworth – 1 pitch

4.4.6 Of the authorised sites, 2 were granted on the appeal of a planning application and one was granted permission as part of an enforcement appeal.

4.4.7 Of the 6 pitches, 3 are restricted for the use of Gypsies whilst the remainder are restricted to the use of the named occupants and their immediate dependents. The private sites are not as long established as the Council's public sites. One site was granted permission in 1990 whilst the others have been granted permission in the last 10 years. The most recent was the site at 141 Kingston Road, Leatherhead which was granted permission on appeal in September 2012.

4.4.8 The number of living units on the private pitches ranges between 1 and 2. All but one of the authorised private sites is located within the Green Belt.

Permanent Private Travelling Showmen's Yards

4.4.9 There are three private Travelling Showmen's yards in Mole Valley. Two of the yard are located to the south of Dorking and were established pre-plan. The yards are owned by an established showmen family who have lived and stored their equipment on the yards for over 60 years.

- 4.4.10 During the preparation of this assessment the Council was made aware that there was a third Travelling Showmen's yard in Mole Valley. The yard is located in Hookwood and was re-occupied by a family group in August 2012. The site was granted planning permission in 1967 as a caravan site and has a long history of use by Travelling Showpeople.
- 4.4.11 Located on the yards at any one time is a number of custom-built mobile homes/chalets, smaller caravans/tourers, large and small trailers for manoeuvring rides and other equipment, and private vehicles. Also located on one of the yards is a workshop which is used for the maintenance of the equipment.
- 4.4.12 All three of the Travelling Showmen's yards are located within the built-up area / larger rural village boundaries.

4.5 Sites with Temporary Planning Permission

- 4.5.1 At the completion of the interviews the site at River Lane, Leatherhead which provides 4 pitches was unauthorised. Located in the Green Belt between the communities of Fetcham and Leatherhead the site has been occupied by an extended family group for a period of just less than 10 years.
- 4.5.2 The site has a long planning history with 3 applications for permanent planning permission submitted. All applications have been refused, the last in December 2011. The Council's decision to refuse the application was appealed and at the time of the interviews the Council was awaiting a decision for the Secretary of State, who recovered the appeal, as to whether permission should be granted.
- 4.5.3 Since the completion of the interviews, the Secretary of State has given the site deemed planning consent for a temporary period of 3 years up to April 2016.

4.6 Data on Unauthorised Travellers' Sites

Private Gypsy and Traveller Sites

- 4.6.1 As identified above, the River Lane site was the one unauthorised site at the point of the completions of the interviews which has since been given a deemed planning consent for a temporary period of 3 years. Therefore at April/May 2013, there were no unauthorised private Gypsy and Traveller sites in the District.

New Age Travellers

- 4.6.2 For the last two years there has been a history of unauthorised encampments of mobile homes of non-permanent accommodation on land in and around

the village of Capel. During the preparation of this Assessment the Council was notified that an unauthorised encampment of New Age Travellers had returned.

- 4.6.3 To date it is however, considered that insufficient information has been provided by those occupying the land to enable the Council to decide as part of this TAA whether they have a genuine need for a site in the District and whether they meet the definition of a Gypsy and Traveller. Should further information be provided which is sufficient for the Council to make a proper assessment of their housing need in Mole Valley, then this will be reflected in a later assessment.

4.7 Planning Applications for Travellers' Caravan Sites Refused Permission in the Last 5 Years

- 4.7.1 In the last 5 years (2007 - 2012) the Council has received 6 planning applications for the permanent use of land as a Gypsy site/change of use of land to a Gypsy site. Of the 6 applications, 5 have been refused and 1 withdrawn¹⁸.
- 4.7.2 All of these applications relate to the two sites at Kingston Road and River Lane, Leatherhead which were recently granted planning permission/deemed consent in 2012/2013.
- 4.7.3 There have been no applications received for Travelling Showmen's sites.

4.8 Current Planning Applications and Planning Appeals within the Study Area Awaiting Determination

- 4.8.1 Prior to the completion of the surveys there were 3 applications for Gypsy and Traveller sites awaiting determination at appeal. The 3 applications related to 4 pitches on the site at River Lane which has since been given deemed consent for a temporary period of 3 years.
- 4.8.2 As at April/May 2013 there are no outstanding planning applications for travellers' (including travelling showmen) sites awaiting determination by the local authority or planning inspectorate/secretary of state.

¹⁸ See Appendix 6 for the list of planning applications for travellers sites submitted in the last 5 years.

4.9 Rehousing Data which Monitors Rehousing of Travellers Including the Movement of Travellers to and from Permanent Housing

4.9.1 There are a number of families known to be living in bricks and mortar accommodation which have been identified indirectly through the evidence gathering process. This has principally been through discussions with those undertaking the interviews who have worked with the travelling community for a number of years and are aware of some travellers moving to/from bricks and mortar accommodation. It is however, acknowledged that the precise numbers are unknown.

4.10 Housing Register

4.10.1 The housing register does not record the ethnicity of those on it. So there is no way of identify Gypsies and Travellers requiring bricks and mortar accommodation.

4.11 Local Authority Site Waiting List Information

4.11.1 All of the public sites in Mole Valley and the waiting lists for these sites are managed by Surrey County Council. The District Council does not hold a separate waiting list. At the base date of this assessment there were 4 households on the County Council's waiting list who were specifically seeking a pitch in Mole Valley.

4.11.2 There is no site waiting list for Travelling Showpeople.

5. PHASE 2 – INTERVIEWS WITH TRAVELLERS

5.1 Research by Interview

5.1.1 As Section 7 of the Surrey Methodology outlines, research by interview is well established as the preferred approach to engage travellers as it maximises the response rate, presents the opportunity to clarify any complex issues that may arise, including the purposes of the survey itself, and overcomes any potential literacy issues when completing survey independently.

5.1.2 Overall the survey 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;
- Ascertain the degree to which housing register and site waiting lists reflect accommodation need.

5.2 The Engagement of Travellers

5.2.1 In accordance with the Surrey Methodology, interviews were started in September 2012 and completed in February 2013 to avoid key travelling periods. Interviews were also undertaken by two employees who have experience of working with the travelling community.

5.2.2 One interviewer works for Surrey County Council and manages the public Gypsy and Traveller sites in Mole Valley. They were previously employed by the District Council as its Gypsy and Traveller Liaison Officer and were asked by the District Council to help with the completion of the interviews having built a good working relationship with the travelling community over a number of years. They are also fully aware and trained in the cultural sensitivities that could arise when undertaking such an assessment.

5.2.3 The other interviewer lives on one of the Council's public Gypsy sites in Mole Valley and is an active member of a number of groups representing the travelling community and their interests. This includes acting as the Secretary for the Surrey Gypsy Traveller Community Forum. As a well known face amongst the Mole Valley travelling community, they were appointed by the Council to help with the interviews. The interviewer has previously undertaken interviews with the travelling community on behalf of Friends, Families and Travellers in Elmbridge and Reigate & Banstead Boroughs.

Administering the Survey

- 5.2.4 The survey reflected the provision of the Surrey-wide methodology. The Council however, added an additional question (question 21) asking respondents to identify whether they considered their existing accommodation to be unsuitable and if so, why. A copy of the survey is set out in Appendix 7.
- 5.2.5 Prior to the interviews, the Council undertook publicity work to notify the travelling community of the purpose of the Traveller Accommodation Assessment (TAA) and to encourage involvement. Measures included the following:
- Attending the Surrey Gypsy and Traveller Community Relations Forum to speak to Mole Valley residents and others who may work with travellers in Mole Valley e.g. Gypsy Skills and Traveller Education Services, to explain why the Council is undertaking the surveys.
 - Notifying travellers of the intended surveys by providing short information leaflets. These were distributed on the public and private sites and to those known to be living in bricks and mortar accommodation. Additional leaflets were left on the public sites to be passed onto those travellers living in bricks and mortar accommodation within the study area who may not have been known to the Council or interviewers, along with contact details if they wish to be interviewed. A copy of the leaflet is set out in Appendix 8.

The Interviews

- 5.2.6 Drawing on information provided by internal and external partners, the Council produced a schedule of known traveller households living in the District as a starting point for the interviews. This did not include any traveller households living in bricks and mortar accommodation. However, the interviewers were both able to identify a number of travellers living in bricks and mortar accommodation through their contacts and knowledge of the movement of some travellers from public sites to bricks and mortar accommodation.
- 5.2.7 Prior to the interviews commencing it was agreed that County Council's Site Manager was to survey households living on the public sites in Mole Valley whilst the other interviewer would survey those living on private sites and those identified as living in bricks and mortar accommodation.
- 5.2.8 It was however, agreed that interviews would not be undertaken with the Gypsies and Travellers living on the private site at River Lane, Leatherhead which was unauthorised at the time. Given the uncertainty as to the future

of the site, the Council did not feel it appropriate to ask the occupants as to their future accommodation plans and needs.

5.2.9 Therefore as part of this TAA the Council has made an estimate of their future housing requirements based on officers' knowledge of the families living on the site and their circumstances. Information submitted alongside their planning application and appeal statements has also been used.

5.2.10 The needs of the families on the site at River Lane, Leatherhead will be reviewed and incorporated into an update of this TAA once the long term future of the site is known. However, for the purpose this Assessment it has been assumed that they wish to remain in Mole Valley.

5.2.11 Through the Showmen's Guild, contact was made with the Travelling Showpeople living in Mole Valley who agreed to be interviewed by officers from the Council's Planning Policy Team at the Council Offices. A site visit was also arranged and undertaken for a later date.

6. PHASE 3 – REVIEW OF SURVEY DATA & ASSESSING ACCOMMODATION NEED

6.1 Survey Response Rate

6.1.1 The survey work undertaken resulted in **42** completed interviews¹⁹ providing information on **171** individuals. Of the surveys returned:

- 29 were completed by Gypsy, Traveller and Travelling Showpeople households living on sites (95% response rate).
- 13 were completed by households living in bricks and mortar accommodation.

6.1.2 It is known that at least 3 families living in bricks and mortar accommodation declined to participate in the surveys, despite a number of repeat visits by the interviewers. These parties were notified that by refusing to take part they were giving up their opportunity to influence the final assessment of need.

6.2 Outputs from the Surveys

Population Profile

6.2.1 The ethnicity of those surveyed were as follows:

Ethnicity	No. of households	% of all households
Romany (Gypsy)	36	85%
Irish Traveller	2	5%
Traveller	2	5%
Travelling Showman/person	2	5%
Circus People	0	0%
New Age Traveller	0	0%
Total	42	100%

Table 3: Ethnicity of survey population

6.2.2 A total of 171 people were identified on the completed surveys of which 77 were male and 94 female²⁰. This equates to an average household size of 3.9

¹⁹ This includes the four families on the Gypsy and Traveller site at River Lane, Leatherhead.

²⁰ In December 2012, the ONS released 2011 Census population estimates on ethnicity. This showed that 128 Mole Valley residents identified themselves as members of the Gypsy and Traveller communities. Excluding Travelling Showpeople, 156 Gypsies and Travellers were identified through the survey work. It is also known that some Gypsies and

people per surveyed population. The average household size varied however, between Gypsies and Travellers, and Travelling Showpeople households and those living on public or private sites and in bricks and mortar accommodation:

- 3.1 persons per household living in bricks and mortar accommodation.
- 3.9 persons per household living on public sites per pitch (Gypsies & Travellers).
- 5.4 persons per household living on private sites per pitch (Gypsies & Travellers).
- 7.5 persons per household living on a Travelling Showpeoples yard²¹.

6.2.3 Of those identified on the completed surveys, just over half were under 18 years old. This represents a relatively young age profile in comparison to only 21% of the District's population being under 18 years old.

Age Group	Living on Site	Housed	Total
0-4 years	18	9	27
5-11 years	29	11	40
12-17 years	17	3	20
18+ years	67	17	84
Total	131	40	171

Table 4: Traveller population by age category, distinguished by accommodation type.

6.2.4 Of the households surveyed it was identified that:

- 4 households were new to Mole Valley having lived in the District for less than 1 year. 2 of the households had moved to their current residence from elsewhere within Mole Valley, 1 household from elsewhere in Surrey, and 1 household from elsewhere in the South East.
- 10 households have lived in their current residence between 1 and 5 years.
- 28 households have lived in their current residence for more than 5 years.

6.2.5 Although not required on the survey, a number of households provided additional information to say that they have been living in the District, and in most cases in their current residence, for over 15 years.

Travellers declined to participate in the survey. The Census 2011 figure of 128 identified Gypsies and Travellers is therefore known to be an underestimate.

²¹ The larger number of people living in the average Showpersons family is a result of a high level of concealed households and the tradition of generations of the same family living and travelling together as part of the showground trade.

6.2.6 Of those surveyed and who live on Gypsy and Traveller sites, 20 households live on public sites whilst 7 households live on private sites. Of those interviewed on private Gypsy and Traveller sites, 4 households were on their own land but without the benefit of planning permission. The two Travelling Showpeople households interviewed both lived on private sites.

6.2.7 The type of accommodation that the households interviewed live in are as follows:

Type of Accommodation	No. of bedrooms	No. of Units Recorded
Bricks & Mortar Accommodation	1 – bed	3
	2 – bed	2
	3 – bed	2
	Not specified	6
Mobile Home / Chalet	1 – bed	4
	2 – bed	15
	3 – bed	5
	Not specified	4
Caravan	1 – bed	14
	2 – bed	0
	3 – bed	0
	Not specified	7

Table 5: The Type and Size of Accommodation Occupied by Gypsies, Travellers and Travelling Showpeople living in Mole Valley.

7. THE ACCOMMODATION NEEDS OF TRAVELLERS IN MOLE VALLEY DISTRICT 2017 - 2027

7.1 Bringing the Data & Information Together

7.1.1 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 Mole Valley over the next 5 years (2012 – 2017).

7.1.2 There are 14 steps in the process (steps A to N) which form 3 distinct stages:

- Steps A to C identify the current supply of pitches/plots.
- Steps D to I identify the projected supply of new pitches/plots.
- Steps J to N identify the current back log of need for new pitches/plots.

7.1.3 Each step in this approach has fed into Table 9.

7.1.4 For the purpose of Table 9 and this section, information relating to Gypsies and Travellers has been set out separately to that relating to Travelling Showpeople.

7.2 The Current Supply of Pitches / Plots

Step A) Current Supply of Local Authority Sites

7.2.1 There are 20 public pitches for Gypsies and Travellers in Mole Valley District.

Gypsies & Travellers:

Location	Number of occupied Gypsy/Traveller Public Pitches	Number of vacant pitches
Brambledown, Dorking	3	0
Conifer Park, Dorking	4	0
Salvation Place, Leatherhead	10	0
Travellers Rest, Mickleham	3	0
Total	20	0

Table 6: Current supply of authorised public Gypsy and Traveller sites in Mole Valley and levels of vacancy

7.2.2 There are no public Travelling Showpeople sites in Mole Valley District.

7.2.3 Based on the desk-top information and responses to the surveys, 20 pitches will be recorded for Step A in Table 9 for Gypsies and Travellers whilst zero will be recorded for Travelling Showpeople.

Step B) Current Supply of Private Authorised Sites (Permanent)

7.2.4 There are 10 authorised private pitches for Gypsies and Travellers in Mole Valley District. One four pitch site has however, only been given a deemed planning consent for a temporary period of three years up to April 2016. This site has therefore been recorded under Step J.

Gypsies & Travellers:

Location	Number of occupied Gypsy/Traveller Private Pitches	Number of vacant pitches
Home Farm Stable, Walliswood	1	0
Greenvale, Hookwood	2	0
Langley, Newdigate	1	0
The Evergreens, Betchworth	1	0
Kingston Road, Leatherhead	1	0
Total	6	0

Table 7: Current supply of authorised private Gypsy and Traveller sites in Mole Valley

7.2.5 There are 3 private authorised yards for Travelling Showpeople in Mole Valley District.

Travelling Showpeople Yards:

Location	Number of occupied Travelling Showpeople plots	Number of vacant plots
Bensons Yard, Spook Hill, Dorking	1	0
Bentsbrook Road, Dorking	1	0
Sundials, Hookwood	1	0
Total	3	0

Table 8: Current supply of private authorised Travelling Showpeople Yards in Mole Valley and levels of vacancy

- 7.2.6 Based on the desk-top information and responses to the surveys, 6 pitches will be recorded for Step B in Table 9 for Gypsies and Travellers whilst 3 will be recorded for Travelling Showpeople.

Step C) Unauthorised Developments Tolerated for more than 10 years

- 7.2.7 There are no developments of this type in Mole Valley District.
- 7.2.8 A zero is therefore recorded for Step C in Table 9 for both Gypsies and Travellers and Travelling Showpeople.

7.3 The Projected Supply of Pitches / Plots

Step D) Number of Unused/Vacant Local Authority Pitches/Plots

- 7.3.1 Responses to the interviews revealed that all public Gypsy and Traveller pitches were occupied. There are also no public unused pitches/plots in the District.
- 7.3.2 The level of vacant public pitches is therefore zero for Gypsies and Travellers and will be recorded for Step D in Table 9. Zero will also be recorded for Travelling Showpeople as there are no public plots.

Step E) Number of Unused/Vacant Private Pitches/Plots

- 7.3.3 Responses to the interviews and the desktop information collected revealed that all private pitches and plots were occupied²². There are also no unused private pitches/plots in the District.
- 7.3.4 The level of vacant private pitches and plots is therefore zero for Gypsies and Travellers and Travelling Showpeople and will be recorded for Step E in Table 9.

Step F) Number of Existing Pitches/Plots Expected to become Vacant in the near Future (both LA and privately owned)

- 7.3.5 Based on the surveys there is no planned expectation that pitches or plots will become vacant in the near future. No households had firm plans to move out of the District or into bricks and mortar accommodation. The majority (65%) of Travellers living on sites have lived in their current accommodation for five years or more indicating the District has a settled traveller community.

²² Two households living on private sites were not interviewed. It was however, noted by those undertaking the interviews that both of these pitches were occupied with living units and vehicles both present.

- 7.3.6 Data collected as part of the desktop review reveals however, that in the last 16 years, a total of 6 pitches have become available across the 4 public Gypsy and Traveller sites in Mole Valley. Since 1997, 4 vacancies have occurred on Conifer Park, Dorking and 2 at Salvation Place, Leatherhead.
- 7.3.7 The number of vacant pitches experienced over the last 16 years equates to 0.4 pitches becoming vacant per annum (2 pitches becoming vacant every 5 years).
- 7.3.8 Based on this information it is proposed that 2 pitches are recorded as an element of supply for Step F in Table 9.
- 7.3.9 As neither the District Council nor County Council has a record of any turnover of pitches on private sites or Travelling Showpeoples' plots, a vacancy rate has not been calculated and included within Table 9.

Step G) Number of Households in Site Accommodation Expressing a Desire to Live in Bricks and Mortar Housing

- 7.3.10 The survey data showed that all households were committed to living and remaining on sites. None of the interviewees (Gypsies, Travellers or Travelling Showpeople) expressed a wish to live in conventional bricks and mortar housing.
- 7.3.11 Based on the above a zero is recorded for Step G in Table 9.

Step H) Details of any planned local authority public traveller sites to be delivered in year 1

- 7.3.12 There are no planned local authority sites to be delivered in year 1 of this TAA (2012-2013).
- 7.3.13 A zero is therefore recorded for Step H in Table 9.

Step I) Outstanding Planning Applications for Private Pitches/Plots (including unauthorised sites) Likely to Gain Permission in Year 1

- 7.3.14 There are no outstanding planning applications for private pitches/plots likely to gain planning permission in year 1 of this TAA.
- 7.3.15 A zero is therefore recorded for Step I in Table 9 for outstanding planning applications for private pitches/plots likely to gain permission in year 1.

7.4 Estimating the Current Demand for Pitches and Plots in Mole Valley District

- 7.4.1 Interview data and information from the desktop review has been used in Steps J – N to build up a picture of current need for new pitches/plots over the next 5 year.
- 7.4.2 In some instances a households may have identified the need for a new pitch/plot for a number of reasons. For example, as a result of overcrowding and future family formation.
- 7.4.3 Alternatively, the Council may be aware of a households' need for a new pitch/plot as a result of the 'doubling-up' of existing pitches/plots or are registered as requiring a pitch on the County Council's Waiting List.
- 7.4.4 All of these instances could lead the Council to over estimate the number of new pitches/plots required in the District. In these circumstances and to avoid double-counting the Council has made a judgement as to where the need for a pitch arises from.
- 7.4.5 Steps have also been taken to cross-reference the data. For example, ensuring that those on the waiting list have not been identified as also needing a pitch/plot through the surveys undertaken on-site.

Step J) Households seeking permanent site accommodation in the area

Households living in bricks and mortar housing

- 7.4.6 The survey included interviews with 13 Gypsy and Traveller households living in conventional bricks and mortar accommodation.
- 7.4.7 When asked if the household intended to move in the next 5 years, 5 of the 13 households responded that they did plan to move. Of these, 4 were seeking to move to a local authority or private pitch within Mole Valley. One respondent was in the process of moving to a site in Surrey Heath.
- 7.4.8 Of those seeking a pitch in Mole Valley District, 2 had moved into bricks and mortar accommodation as there were no suitable sites available. The other 2 households had moved into bricks and mortar accommodation by choice having listed that their accommodation was 'unsuitable'. 1 respondent listed that they had a psychological aversion to bricks and mortar accommodation whilst both mentioned that they experienced harassment from others living in the vicinity which cannot be resolved except through a move.
- 7.4.9 No Travelling Showpeople were identified as living in bricks and mortar accommodation.

Planning Applications

- 7.4.10 Planning applications for sites can provide an indication of the need for pitches. In the last 5 years the Council has received a number of planning applications relating to additional sites in the District.
- 7.4.11 During this time the Council refused six planning applications on two sites which cumulatively were seeking to provide 5 private pitches. Subsequently one pitch (Kingston Road, Leatherhead) has been granted and the other 4 (River Lane, Leatherhead) have been given a deemed consent for a temporary period of 3 years up to April 2016.
- 7.4.12 It is understood that the families with the temporary consent for 3 years wish to remain in the District as they have been on the site for close to 10 years and considered themselves settled within the North Leatherhead community.
- 7.4.13 There have been no planning applications for Travelling Showpeople plots in the last 5 years.

Site Waiting List

- 7.4.14 The waiting lists held by the County Council identified that there were 4 households whose first preferences were for a pitch in Mole Valley. 1 household was living outside of the District and was unable to be interviewed however, it is understood that a pitch in the Borough that they lived in was likely to become available. The other 3 households were doubled-up on existing public pitches in Mole Valley and therefore will have been counted as 'concealed households' as part of the survey and recorded in Step M.
- 7.4.15 Taking account of the information identified in Step J a figure of 8 pitches is recorded in Table 9 for Gypsies and Travellers. This reflects the need for pitches in the District for those currently living in bricks and mortar accommodation who wish to return to living on-site and the four families with deemed planning consent for a temporary period and who wish to remain living in the District.
- 7.4.16 A figure of zero will be recorded for Travelling Showpeople.

Step K) Current Unauthorised Encampments²³

- 7.4.17 At the time of the study, the Council was made aware that there was an unauthorised encampment on land at The Hurst in Capel. This information was received from the Council's Enforcement Officer and Housing Options Officer who have both visited the site.

²³ Unauthorised pitches/plots on land not owned by the residents

- 7.4.18 To date it is however, considered that insufficient information has been provided by those occupying the land to enable the Council to decide as part of this TAA whether they have a genuine need for a site in the District and whether they meet the definition of a Gypsy and Traveller. Should further information be provided which is sufficient for the Council to make a proper assessment of their housing need in Mole Valley, then this will be reflected an update of the TAA at a later date.
- 7.4.19 Generally, the data collected by the Council (see Appendix 4) shows that the Council experiences very few unauthorised encampments and these typically stay only a few days or are seeking permanent planning permission for a site.
- 7.4.20 A zero is recorded in Table 9 for Step K for both Gypsies and Travellers and Travelling Showpeople.

Step L) Current Unauthorised Developments for which Permanent Planning Permission is not Expected

- 7.4.21 On the completions of the interviews there was one unauthorised development in the District. This has however, been given a deemed planning consent for 3 years since the interviews were completed and is included in Step J.
- 7.4.22 There are no other unauthorised developments within the District for which permanent planning permission is not expected. Zero pitches have therefore been recorded for Step L in Table 9 for Gypsies and Travellers. Zero has also been recorded for Travelling Showpeople as there are no unauthorised developments.

Step M) Need Arising from Overcrowded Pitches/Plots and Concealed Households

- 7.4.23 This step considers the data from the survey of households living in bricks and mortar accommodation and from those households living on sites. This step assesses the need arising from concealed households and overcrowded households.
- 7.4.24 Concealed households are those aged 18 years or over still living at home but wanting to form a separate household. The survey asked respondents whether they were doubled up with another household on the same pitch and asked respondents for information about the number of mobile homes/chalets and tourers on their pitch/plot.
- 7.4.25 Overcrowding of mobile homes/chalets, where family numbers have grown to the extent that there is insufficient space for the family within its caravan accommodation (rather than the size of the pitch) is for the owners of overcrowded accommodation to address as they own and are responsible for the size of their caravan/mobile homes/chalet.

- 7.4.26 Data collected from the survey identified that on the public sites there were three households who were 'doubled-up' i.e. 2 or more households sharing a pitch. In addition, three concealed households were identified. In all 5 of these households overcrowding was also an issue. Cross referencing this data with the number of accommodation units on each pitch reveals that none of these issues can be addressed in-situ i.e. the needs of the concealed households and issues of overcrowding can only be addressed through the provision of a new pitch.
- 7.4.27 The survey data revealed that on private sites within the District there are 2 households who were 'doubled-up' i.e. 2 or more households sharing a pitch. In addition, two concealed households were identified.
- 7.4.28 The surveys of Gypsies and Travellers living in bricks and mortar accommodation identified 2 concealed households. Both expressed a preference for living on a public pitch within Mole Valley.
- 7.4.29 Survey data also showed that there were issues of 'doubling-up' on the Travelling Showpeople sites. The surveys identified 5 concealed households living on two Showpeoples' yards.
- 7.4.30 The total figures based on the information gathered for Step M in Table 9 is 11 pitches for Gypsies and Travellers and 5 plots for Travelling Showpeople.

Step N) Temporary planning permissions due to expire before 2017

- 7.4.31 There is one site in the District with temporary permission (River Lane, Leatherhead) due to expire before 2017. The site containing four pitches was given deemed consent for a temporary period of 3 years due to expire in April 2016.
- 7.4.32 The need for 4 pitches has however, been recorded under Step J. A zero is therefore recorded in Step N of Table 9 for both Gypsies and Travellers and Travelling Showpeople.

Step O) Newly arising need/ family formations

- 7.4.33 The survey (question 11) asked households the likely requirement for a new pitch / plot for a household member in the next 5 years (2012 – 2017). By cross checking this information with that provided on the household composition it is possible to assess the family formation rate for a five year period from the survey data.
- 7.4.34 As part of this process, an assumption is made that the age 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.

- 7.4.35 Amongst those travellers surveyed, 15 children were identified as living either on-site or in bricks and mortar accommodation and who would be turning 18 in the next 5 years (2012 – 2017). However, of the 15 children only 11 were identified as needing a pitch in the next 5 years.
- 7.4.36 There was no Travelling Showpeople living in Mole Valley who are going to turn 18 years old in the next 5 years (2012 – 2017).
- 7.4.37 Taking into account the information from the survey, 11 pitches will be applied in Step O of Table 9 for Gypsies and Travellers. Zero will be applied for Travelling Showpeople.

7.5 Summary of Current Supply and Demand

- 7.5.1 All the above information has been feed into the Table 9, to calculate the current supply and need for pitches/plots over the next 5 years (2012 – 2017).

Table 9: Summary of Current Supply and Demand (1 pitch/plot per household)

	Pitches (Gypsies & Travellers)	Plots (Travelling Showpeople)
Current Residential Supply:		
A. Current supply of occupied local authority residential site pitches/plots in Mole Valley	20	0
B. Current supply of authorised and occupied privately owned site pitches/plots in Mole Valley	6	3
C. Unauthorised pitches/plots tolerated for more than 10 years	0	0
Total Households	26	3
Projected supply:		
D. Number of unused/vacant local authority pitches/plots	0	0
E. Number of unused/vacant authorised privately owned pitches/plots	0	0
F. Number of existing pitches/plots expected to become vacant in the near future (LA and privately owned)	2	0
G. Number of households in site pitch/plot accommodation expressing a desire to live in bricks and mortar housing (in next five years)	0	0
H. New local authority pitches/plots planned during year 1	0	0
I. Existing applications for private pitches/plots (including unauthorised sites) likely to gain planning permission during year 1	0	0
Total pitch capacity	2	0
Current backlog of need:		
J. Households seeking permanent site accommodation in the area	8	0
K. On unauthorised encampments expressing a need to reside in the District	0	0
L. Currently on unauthorised developments for which planning permission is not expected	0	0
M. Currently overcrowded or doubled up/concealed households	11	5
N. Temporary planning permissions due to expire before 2017	0	0
Current shortfall	19	5
Current shortfall MINUS estimated pitch capacity (backlog)	17	5
Future need:		
O. Future need: New family formations expected to arise from existing District households 2012-2017	11	0
Total need for pitches / plots (2012-2017)	28	5

7.6 Finalising the TAA – 15 Year Projection

- 7.6.1 The Government’s planning policy for traveller sites, directs local authorities to identify a continuous supply of sites for a 15 year period.
- 7.6.2 To give a broad indication of the potential number of pitches and plots that would be required over a 15 year period, this assessment applies a family formation rate of 3%²⁴ for Gypsy and Traveller families and 1.5% for Travelling Showpeople households for the ten year period 2017 – 2027. These are applied as compound growth per annum and have been agreed by traveller representatives for Surrey as part of the previous GTAAs and were also applied by the Panel in their unpublished report for local authorities across the South East.
- 7.6.3 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. 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.
- 7.6.4 For Gypsy and Traveller households, the formation rate has been applied to 54 pitches²⁵ over a 10 year period. This suggests a need for an additional **16 pitches between 2017 and 2027**²⁶.
- 7.6.5 The overall requirement of 44 pitches over the next 15 years has been annualised as 2.9 pitches. **The Council’s rolling 5 year supply is therefore 14.5 pitches.**
- 7.6.6 For Travelling Showpeople household, the formation rate has been applied to 8 plots²⁷ over a 10 year period. This suggests a need for an additional **2 plots between 2017 and 2027.**
- 7.6.7 The overall requirement of 10 plots over the next 15 years has been annualised as 0.7 plots. **The Council’s rolling 5 year supply is therefore 3.5 plots.**

²⁴ This figure is derived from guidance in the DCLG document Gypsy and Traveller Accommodation Needs Assessment guidance, page 24.

²⁵ Current supply (26 pitches) plus the backlog of need (17 pitches) and the number of households likely to form over the next 5 years i.e. 2012 – 2017 (11 pitches).

²⁶ In calculating the need for new pitches between 2017 and 2027, the assumption has been made that a continued supply of 2 pitches every 5 years will continue.

²⁷ Current supply (3 plots) plus the backlog of need (5 plots).

7.7 Transit Sites

- 7.7.1 The Government's planning policy for traveller sites (March 2012) sets out the proposed approach to providing transit sites to facilitate the movements undertaken by travellers to maintain their traditional way of life.
- 7.7.2 Contained within Policy A of the planning policy is the requirement for local planning authorities to co-operate 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 the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan.
- 7.7.3 Policy B also makes reference to the need for local planning authorities to set pitch and plot targets which address the likely permanent and transit site accommodation needs of travellers.
- 7.7.4 At the time of the survey there was one unauthorised encampment in the District - although it is still unsure as to whether the occupants fall within the definition of 'Gypsies and Travellers' and further information is awaited before it is considered whether interviews are undertaken.
- 7.7.5 Generally, the data collected by the Council (see Appendix 4) and the surveys shows that the Council experiences very few unauthorised encampments and development and that these typically stay only a few days or are seeking permanent planning permission for a site.
- 7.7.6 It is considered therefore that there is not a need for a transit site within Mole Valley. Continued joint working between local authorities within Surrey and elsewhere will however, continue to address this issue if necessary.

7.8 Duty to Co-operate

- 7.8.1 The Surrey local authorities have co-operated to produce the methodology for assessing the accommodation needs of Travellers. Such partnership working will continue including discussions on the provision of transit sites. The Government's planning policy for travellers' sites states the local planning authorities have a duty to co-operate on planning issues that cross administrative boundaries.
- 7.8.2 The planning policy for travellers' sites states that local planning authorities should consider the production of a joint development plan that set targets on a cross-boundary basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area.

- 7.8.3 Whilst the Government's intention is clear in terms of local authorities working together to ensure that cross-boundary issues are addressed, the chances of another local authority agreeing to provide a proportion of pitches / plots in their area to meet Mole Valley's need are extremely unlikely. Particularly as the surrounding boroughs and districts are also likely to experience high levels of need and are also constrained by similar planning designations such as Green Belt and Areas of Outstanding Natural Beauty.
- 7.8.4 It is therefore considered that appropriate steps should be taken by the Council to meet its own requirement for Gypsy and Traveller pitches and Travelling Showpeople plots.

8. CONCLUSIONS

8.1 Conclusion & Next Steps

- 8.1.1 There is an identified need for **44 pitches for Gypsies and Travellers and 7 plots for Travelling Showpeople over the period 2012 – 2027**. This equates to an annualised requirement of 2.9 pitches and 0.7 plots.
- 8.1.2 The next steps in assessing the accommodation needs of Gypsies, Travellers and Travelling Showpeople is to start identifying potential opportunities for providing new pitches / plots in the District in accordance with the Government's planning policy for traveller sites.
- 8.1.3 It is proposed to share this TAA with the Surrey Gypsy and Travellers Community Relations Forum Management Board and the Showmen's Guild. The aim is to secure support for the conclusions of the TAA from representatives of the travelling community as to the number of pitches/plots that need to be provided.
- 8.1.4 It is proposed that opportunities for providing sites will be identified in the draft Land Allocations Plan published towards the end of 2013 / early 2014. In accordance with national policy, the Council is required to identify and update annually:
- A supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets
 - A supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 8.1.5 Consideration will also be need to be given as to the break down of pitch provision in terms of public and private sites and how the sites are delivered.
- 8.1.6 Furthermore, the Council recognises that the TAA reflects a point in time and the figures identified in the TAA will remain under review. Another formal assessment of accommodation will need to be undertaken within five years.

APPENDIX 1 – GLOSSARY OF TERMS

Bricks and mortar	Permanent mainstream housing.
Caravan	Mobile living vehicles also referred to as trailers or touring caravans.
Concealed households	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.
Gypsy/Gypsies and Travellers	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. ²⁸
Household	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.
Mobile Home	Legally a caravan but not normally capable of being moved by towing.
Pitch	A piece of land which generally accommodates one mobile home and one touring Gypsy caravan, amenity and storage space, amenity building and parking.
Plot	A piece of land of unspecified size which accommodates Travelling Showpeople's caravans, trailers, mobile homes and sometimes equipment.
Settled community	Reference to non-travellers.

²⁸ Planning policy for traveller sites (23rd March 2012).

Traveller Accommodation Assessment (TAA)	This document represents the Council’s Travellers Accommodation Assessment (TAA). The TAA is an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in Mole Valley District over the next 15 years (2012 – 2027). The TAA examines the need for both permanent and transit sites for travellers (see definition below) residing in or resorting to the area.
Transit site	A permanent site intended for short-term temporary use by travellers on the move.
Travelling Showpeople	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, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers. ²⁹
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. ³⁰ “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.

²⁹ Planning policy for traveller sites (23rd March 2012).

³⁰ Term taken from Annex 1 of the planning policy for traveller sites (23rd March 2012).

Appendix 2 – POLICIES A & B FROM DCLG’S PLANNING POLICY FOR TRAVELLERS SITES

Policy A: Using evidence to plan positively and manage development

6. In assembling the evidence base necessary to support their planning approach, local planning authorities should:
 - a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers’ accommodation needs with travellers themselves, their representative bodies and local support groups).
 - b) co-operate 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 the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan working collaboratively with neighbouring local planning authorities.
 - c) use a robust evidence base to establish accommodation needs to inform the preparation of the local plans and make planning decisions

Policy B: Planning for traveller sites

7. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the policies in the National Planning Policy Framework, including the presumption in favour of sustainable development and the application of specific policies in the Framework and this planning policy for traveller sites.
8. Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their areas, working collaboratively with neighbouring local planning authorities.
9. Local planning authorities should, in producing their Local Plan:
 - a) identify and update annually, a supply of specific deliverable³¹ sites sufficient to provide five years’ worth of sites against their locally set targets.

³¹ To be considered deliverable, sites should be available now, offer a suitable local for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

- b) identify a supply of specific, developable³² sites or broad locations for growth, for years six to ten and, where possible, for years 11 – 15.
 - c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries).
 - d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density.
 - e) protect local amenity and environment
10. Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.
11. Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:
- a) promote peaceful and integrated co-existence between the site and the local community
 - b) promote, in collaboration with commissioners of health services, access to appropriate health services
 - c) ensure that children can attend school on a regular basis
 - d) provide a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment
 - e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
 - f) avoid placing undue pressure on local infrastructure and services
 - g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans; and
 - h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability

³² To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably development at the point envisaged.

Please see the Government’s website for the full version of the planning policy for travellers sites (March 2012) -

<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

Appendix 3 – Overcrowded Households & Unsuitable Accommodation

Overcrowded Households

For the purpose of the TAA overcrowded households have been determined taking into account the number of persons living in the households and the number of rooms.

A separate bedroom should be allocated to the following persons:

- 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.
- 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.

Unsuitable Housing

Homeless households or insecure tenure	Homeless households
	Households with tenure under notice real threat of notice or lease coming to an end; housing that is too expensive for households in receipt of housing benefit or in arrears due to expense.
Mismatch of housing need and dwellings	Overcrowded according to the ‘bedroom standard’ (see above).
	Too difficult to maintain (e.g. too large) even with equity release.
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household.
	Households containing people with mobility impairment or other specific needs living in unsuitable dwelling (e.g. accessed via steps), which cannot be made suitable in-situ.
Dwelling	Lacks a bathroom, kitchen or inside WC and household does

amenities and conditions	not have the resources to make fit (e.g. through equity release or grants).
	Subject to major disrepair or unfitness and household does not have the resources to make fit (e.g. through equity release or grants).
Social needs	Harassment from others living in the vicinity which cannot be resolved except through a move.

APPENDIX 4: CARAVAN COUNTS

Mole Valley Gypsy and Traveller Caravan Count (Private Sites): July 2008 – Jan 2013

The figures in the table below represent the number of caravans reported on private sites as part of the caravan counts between July 2008 and January 2013, in Mole Valley. Having reviewed this data against the Council's records on the number of private sites in the District and the status of those sites, it is known that in some cases these reported figures are inaccurate.

A second table has therefore been set out which, based on planning permissions in January and July of each year, provides the most accurate record on private pitches/caravans.

Caravan Count:

	Authorised Sites (with planning permission)			Unauthorised Sites (without planning permission)				Total All Private Caravans
	Private Caravans			No. of Caravans of Sites on Gypsies own land		No. of Caravans on Sites on land owned not owned by Gypsies		
	Temporary Planning Permission	Permanent Planning Permission	All Private Caravans	"Tolerated"	"Not Tolerated"	"Tolerated"	"Not Tolerated"	
Jan 2013	0	3	3	10	0	0	0	13
July 2012	0	3	3	10	0	0	0	13
Jan 2012	0	2	2	10	0	0	0	12
July 2011	0	2	2	10	0	0	0	12
Jan 2011	0	1	1	10	0	0	0	11
July 2010	0	2	2	10	0	0	1	13
Jan 2010	0	2	2	10	0	0	1	13

Amended Count:

	Authorised Sites (with planning permission)			Unauthorised Sites (without planning permission)				Total All Private Caravans
	Private Caravans			No. of Caravans of Sites on Gypsies own land		No. of Caravans on Sites on land owned not owned by Gypsies		
	Temporary Planning Permission*	Permanent Planning Permission*	All Private Caravans	Tolerated	Not Tolerated*	Tolerated*	Not Tolerated*	
Jan 2013	0	6	6	0	10	0	1	16
July 2012	0	5	5	0	10	0	1	16
Jan 2012	0	5	5	0	10	0	1	16
July 2011	0	5	5	0	10	0	1	16
Jan 2011	10	5	15	0	0	0	1	16
July 2010	9	5	14	0	0	0	1	15
Jan 2010	9	5	14	0	0	0	1	15

* These figures are on the basis of the maximum number of caravans (including mobile homes, trailers and other living vehicles) that have planning permission or for which planning permission was being sought. This figure could therefore be an overestimate. However, the table above does accurately reflect whether the caravans were on an authorised/unauthorised site etc.

Mole Valley Gypsy and Traveller Caravan Count (Public Sites): July 2008 – January 2013

The figures in the table below represent the number of pitches and caravans reported on public sites as part of the caravan counts between July 2008 and January 2013, in Mole Valley. Having reviewed this data against the Council's records on the number of public sites in the District and the status of those sites, it is known that in some cases these reported figures are inaccurate.

A second table has therefore been set out which, based on planning permissions in January and July of each year, provides the most accurate record on public pitches/caravans.

Caravan Count:

	Total Number of Pitches	Of which are:		Caravan Capacity
		Residential*	Transit	
Jan 2013	20	20	0	20
July 2012	20	20	0	20
Jan 2012	20	20	0	20
July 2011	20	20	0	20
Jan 2011	19	19	0	19
July 2010	23	23	0	25
Jan 2010	23	23	0	25

Amended Count:

	Total Number of Pitches	Of which are:		Caravan Capacity
		Residential*	Transit	
Jan 2013	20	20	0	20
July 2012	20	20	0	20
Jan 2012	20	20	0	20
July 2011	19	19	0	19
Jan 2011	19	19	0	19
July 2010	17	23	0	17
Jan 2010	17	23	0	17

Mole Valley Travelling Showpeople Caravan Count: 2011 - 2013

The figures in the table below represent the number of caravans reported on private sites as part of the last three caravan counts (2011 - 2013) in Mole Valley. Having reviewed this data against the Council's records on the number of private sites in the District and the status of those sites, it is known that in some cases these reported figures are inaccurate.

A second table has therefore been set out which, based on planning permissions in January of each year, provides the most accurate record of private Travelling Showpeople plots/caravans.

Caravan Count:

	Authorised Sites (with planning permission)			Unauthorised Sites (without planning permission)				Total All Private Caravans
	Private Caravans			No. of Caravans of Sites on Gypsies own land		No. of Caravans on Sites on land owned not owned by Gypsies		
	Temporary Planning Permission	Permanent Planning Permission	All Private Caravans	"Tolerated"	"Not Tolerated"	"Tolerated"	"Not Tolerated"	
Jan 2013	0	1	1	0	0	0	0	1
Jan 2012	0	1	1	0	0	0	0	1
Jan 2011	0	0	0	0	0	0	0	0

Amended Count:

	Authorised Sites (with planning permission)			Unauthorised Sites (without planning permission)				Total All Private Caravans
	Private Caravans			No. of Caravans of Sites on Gypsies own land		No. of Caravans on Sites on land owned not owned by Gypsies		
	Temporary Planning Permission	Permanent Planning Permission	All Private Caravans	"Tolerated"	"Not Tolerated"	"Tolerated"	"Not Tolerated"	
Jan 2013	0	7	7	0	0	0	0	7
Jan 2012	0	Unknown	Unknown	0	0	0	0	Unknown
Jan 2011	0	Unknown	Unknown	0	0	0	0	Unknown

APPENDIX 5 – TRAVELLERS SITES IN MOLE VALLEY

Authorised Sites in Mole Valley

Private Gypsy Sites:

Address	Grid Reference	No. of Pitches	No. of Units	Granted Permission	Type of Permission	Granted on Appeal	Restricted Occupancy	Application Reference No.
Home Farm Stables, Horsham Road, Walliswood, RH5 5QG	511983 136796	1	1 caravan	07/03/2008	Permanent	No.	For the use of Gypsies	MO/2008/0001
Greenvale, Povey Cross Junction, Hookwood, RH6 0AQ	526864 142096	2	1 mobile home & 1 trailer	10/08/1990	Permanent	No.	For the use of Gypsies	MO/1990/0614
Langley, Partridge Lane, Newdigate, RH5 5BU	521924 139885	1	1 caravan	15/11/2006	Permanent	Granted as part of an enforcement appeal, not a planning application.	For the use of Gypsies	2006/108/ENF
The Evergreens, Reigate Road, Betchworth, RH3 7DZ	520987 151014	1	2 caravans – no more than 1 to be a mobile home	06/02/2004	Permanent	Yes	Appellant and his immediate dependents	MO/2003/1500
Land adjacent to 141 Kingston Road, Leatherhead, KT22 7NT	516413 157563	1	1 caravan	07/10/2012	Permanent	Yes	Appellant	MO/2011/0690
Total		6						

Public Gypsy Sites:

Address	Grid Reference	No. of Pitches	Granted Permission	Type of Permission	Application Reference No.
Conifer Park, Ranmore Road, Dorking, RH4 1HW	515732 149915	4	10/08/1990 07/12/2007	Permanent	MO/90/0611 (3 pitches) MO/2007/1699 (1 pitch)
Travellers Rest, Cowslip Lane, Mickleham, RH5 6ET	516617 152980	3	21/12/1990 07/12/2007	Permanent	MO/90/1219 (2 pitches) MO/2007/1700 (1 pitch)
Brambledown Park Caravan Site, Coldharbour Lane, Dorking, RH4 3JG	515961 148001	3	10/09/1990 10/12/2007	Permanent	MO/90/0612 (2 pitches) MO/2007/1701 (1 pitch)
Salvation Place, Young Street, Leatherhead, KT22 9BS	516278 155247	10	15/12/1982 27/06/2002	Permanent	MO/81/7777 (8 pitches) MO/2002/0384 (2 pitches)
Total		20			

Private Travelling Showmen's Sites:

Address	Grid Reference	No. of Plots / Yards	Granted Permission	Type of Permission	Restricted Occupancy
Bensons Yard, Spook Hill, North Holmwood, Dorking, RH5 4HJ	515732 149915	1	Established Pre-Plan	Established Pre-Plan	Established Pre-Plan
Bentsbrook Road, North Holmwood, Dorking, RH5 4HW	517020 147499	1	Established Pre-Plan	Established Pre-Plan	Established Pre-Plan
Sundials, Reigate Road, Hookwood	526749 142770	1	1967 (reoccupied in 2013)	Permanent	Named occupiers and their dependents.
Total		3			

Temporary Sites in Mole Valley

Gypsy & Traveller Sites

Address	Grid Reference	No. of Pitches	No. of Units	Length of Occupation	Application Reference No.	Application Type	Decision	Appeal	Decision
The Glade, River Lane, Leatherhead, Surrey, KT22 0AY	515429 157434	1	1 caravan & 1 mobile home	Approximately 9 years	MO/2003/1342 MO/2005/1882 MO/2011/0512	Change of Use Change of Use Permanent Use	Refused (09/12/3003) Refused (30/12/2005) Refused (13/12/2011)	Public Enquiry Public Enquiry Public Enquiry	(17/11/2004) Temp. permission granted (03/07/2007) Deemed consent for 3 years granted (10.04.13)
Oakview, River Lane, Leatherhead, Surrey, KT22 0AY	515197 157397	1	1 caravan & 1 mobile home	Approximately 9 years	MO/2003/1342 MO/2005/1882 MO/2011/0520	Change of Use Change of Use Permanent Use	Refused (09/12/3003) Refused (30/12/2005) Refused (13/12/2011)	Public Enquiry Public Enquiry Public Enquiry	(17/11/2004) Temp. permission granted (03/07/2007) Deemed consent for 3 years granted (10.04.13)
Yew Tree, River Lane, Leatherhead, Surrey, KT22 0AY	515219 157341	2	3 caravans & 2 mobile homes	Approximately 9 years	MO/2003/1342 MO/2005/1882 MO/2011/0521	Change of Use Change of Use Permanent Use	Refused (09/12/3003) Refused (30/12/2005) Refused (13/12/2011)	Public Enquiry Public Enquiry Public Enquiry	(17/11/2004) Temp. permission granted (03/07/2007) Deemed consent for 3 years granted (10.04.13)
Total		4							

APPENDIX 6 – APPLICATIONS FOR TRAVELLERS SITES IN THE LAST 5 YEARS (2007 – 2012)

River Lane, Leatherhead

Address	Grid Reference	No. of Pitches	Application Reference No.	Application Type	Decision	Appeal	Decision
The Glade, River Lane, Leatherhead, Surrey, KT22 0AY	515429 157434	1	MO/2011/0512	Permanent Use	Refused	Public Enquiry	Recovered by the Secretary of State. Deemed consent for a temporary period of 3 years granted (10.04.13)
Oakview, River Lane, Leatherhead, Surrey, KT22 0AY	515197 157397	2	MO/2011/0520	Permanent Use	Refused	Public Enquiry	Recovered by the Secretary of State. Deemed consent for a temporary period of 3 years granted (10.04.13)
Yew Tree, River Lane, Leatherhead, Surrey, KT22 0AY	516412 157564	1	MO/2011/0521	Permanent Use	Refused	Public Enquiry	Recovered by the Secretary of State. Deemed consent for a temporary period of 3 years granted (10.04.13)

Kingston Road, Leatherhead

Address	Grid Reference	No. of Pitches	Application Reference No.	Application Type	Decision	Appeal	Decision
Land adjacent to 141 Kingston Road, Leatherhead, Surrey, KT22 7NT	516412 157564	1	MO/2010/0246	Change of Use	No Further Action	N/A	
Land adjacent to 141 Kingston Road, Leatherhead, Surrey, KT22 7NT	516412 157564	1	MO/2010/0793	Change of Use	Refused (18.08.2010)	N/A	
Land adjacent to 141 Kingston Road, Leatherhead, Surrey, KT22 7NT	516412 157564	1	MO/2011/0690	Change of Use	Refused (04.12.2011)	Informal Hearing	Planning permission granted on appeal - 07/10/2012.

APPENDIX 7 – SAMPLE SURVEY

MOLE VALLEY TRAVELLERS ACCOMMODATION ASSESSMENT QUESTIONNAIRE

Pitch/Plot/House/ No./Name:.....

Site/House Address:

Is the Pitch/Plot/House Occupied: Yes () No () Don't know () (please tick within the brackets)

If vacant is the occupier travelling: Yes () No () Don't know ()

Check with site manager/neighbouring pitches/plots. Please **do not** check with neighbours of those living in bricks and mortar accommodation

When are the occupiers due back:

Name of respondent (optional):

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

For questionnaires conducted on-site please mark on the attached site plan which pitches/plots the respondents resides on.

Purpose of the 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 Mole Valley District. By agreeing to take part and be interviewed you agree to the District Council and Surrey County Council having access to your address and responses for the purpose of future site provision and site management.

Your personal information will be held and used in accordance with the Data Protection Act 1998. The Council's representatives i.e. those interviewing you, will not share or disclose such information to any unauthorised person or body.

No personal information relating to specific individuals will be made public, and no individual will be identifiable through the description of where or how they live or their other circumstances. This cover sheet with your personal details will be detached from the questionnaire once the information provided has been analysed by Council employees.

The person interviewing you is Ann Scotland. Ann works for Surrey County Council and manages the public Gypsy and Traveller sites in Mole Valley. Ann has been asked by Mole Valley District Council to help with the completion of the interviews having built a good working relationship with the travelling community over a number of years. Ann was previously employed by Mole Valley District Council as its Gypsy and Traveller Liaison Officer.

We greatly appreciate your time and contribution to this important piece of work.

INTERVIEWER'S DECLARATION

I certify that this interview was carried out according to Mole Valley District Council's instructions.

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

Where shown please tick the appropriate response to each question within the brackets () throughout this questionnaire

Q1. ETHNICITY OF RESPONDENT

Romany () Irish Traveller () Traveller () Showman/person () Circus People ()

New Age Traveller () Other () please state

Response not provided ()

Q2. COMPOSITION OF HOUSEHOLD

Please continue on a separate sheet if necessary

Relationship to Respondent (e.g. son, daughter, grandchild)	Gender	Year of Birth or Current Age
Respondent		

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

Yes () No () Response not provided ()

If 'yes', how many pitches does the household occupy? (please state the number)

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

1 household () 2 households () 3+ households () No () Response not provided ()

Q5. IF THE PITCH/PLOT IS SHARED WITH ANOTHER HOUSEHOLD, HOW LONG HAVE YOU BEEN 'DOUBLED-UP' FOR? (please state)

----- Months ----- Years

Response not provided ()

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 bricks and mortar housing ()

Side of the road ()

Other () please state

Q7a. TYPE OF CURRENT ACCOMMODATION?

House ()

Mobile Home/Chalet ()

Touring Caravan ()

Other () please state

Q7b. SIZE OF CURRENT ACCOMMODATION? (please state number of bedrooms)

..... bedrooms

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? (please state)

Site/House Address:.....

If not a Mole Valley Address please identify borough/district:
The Council will check this if the interviewer is unsure.

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? (please state)

Location:

Response not provided ()

Council 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 () Central London ()

Elsewhere in the South East () Elsewhere in the UK () Abroad ()

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

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

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

Privately rented bricks and mortar house () Response not provided ()

Q11. ARE ANY MEMBERS OF YOUR HOUSEHOLD LIKELY TO REQUIRE THEIR OWN PITCH/PLOT/HOUSE IN THE PERIOD TO 2017 I.E THE NEXT 5 YEARS?

Household	Relationship to the Respondent	Estimated Year Required	Type of Accommodation Required* What is your preference?	Is the Household registered on a site waiting list or housing register		Where is the Accommodation Required What is your preference?
				Housing (Yes/No)	Site (Yes/No)	
<i>Example</i>	<i>Son and Daughter-in-law</i>	<i>2012</i>	<i>B</i>	<i>No</i>	<i>Yes</i>	<i>Leatherhead</i>
1						
2						
3						
4						
5						
6						

*** Type of Accommodation:**

- | | | |
|--------------------------------|--|--------------------------|
| A. Local Authority Pitch/Plot | D. Affordable/Social Housing - bricks and mortar | G. Response not provided |
| B. Privately owned Pitch/Plot | E. Privately owned bricks and mortar house | |
| C. Privately rented Pitch/Plot | F. Privately rented bricks and mortar house | |

Council Use Only:

Based on the response to Q11 'where is the accommodation required' please identify the local authority area e.g. Staines would be Spelthorne, Godalming would be Waverley (if not Mole Valley)

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

West Sussex () Hampshire () Kent () Outer London () Central London () Elsewhere in the South East () Elsewhere in the UK () Abroad ()

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

Yes () No () Response not provided ()

Location/Address:.....

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 Transient Travellers

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

Location/Address:.....

Response not provided ()

Q15. WHAT IS THE PURPOSE OF YOUR VISIT TO THE DISTRICT?

(for example visiting family or for work opportunities).

.....

Response not provided ()

Q16. WHY DID YOU TAKE UP OCCUPATION OF THIS PARTICULAR SITE/LAND?

.....

Response not provided ()

Q17. DO YOU HAVE A BASE ELSEWHERE?

Location/Address:.....

Response not provided ()

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 Ask Travellers in Bricks and Mortar Housing

Q20. DO YOU LIVE IN BRICKS AND MORTAR ACCOMMODATION BY CHOICE OR ONLY IN THE ABSENCE OF SUITABLE SITE ACCOMMODATION?

By choice ()

There is no alternative suitable site accommodation: public pitch/plot ()

private pitch/plot ()

Q21. DO YOU CONSIDER YOUR CURRENT BRICKS AND MORTAR ACCOMMODATION TO BE UNSUITABLE I.E. DOES IT MEET YOUR HOUSEHOLD'S NEEDS?

No ()

Yes, unsuitable because of:

- Psychological aversion to bricks and mortar accommodation ()
- Tenancy insecure ()
- Rent/Mortgage too expensive ()
- Too costly to heat ()
- Needs improvements/repairs ()
- Insufficient number of bedrooms ()
- Harassment from others living in the vicinity which cannot be resolved except through a move ()
- Other () please state

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

YOUR ASSISTANCE IN ANSWERING THESE QUESTIONS IS MUCH APPRECIATED

Note for Interviewer

Please insert the contact details of anyone the respondent knows who lives in bricks and mortar accommodation within Mole Valley and who would be happy to be interviewed.

Comments on the interview:

APPENDIX 8 – INFORMATION LEAFLETS DISTRIBUTED TO THE TRAVELLING COMMUNITY



For Further Information Please Contact:

Ann Scotland

Telephone: **Undisclosed for TAA Report**
Email: **Undisclosed for TAA Report**

Ann Wilson

Telephone: **Undisclosed for TAA Report**
Email: **Undisclosed for TAA Report**

Jack Straw / Suzanne Parkes

The Planning Policy Team
Mole Valley District Council
Pippbrook
Dorking
Surrey
RH4 1SJ

Telephone

Jack Straw: 01306 879246
Suzanne Parkes: **Undisclosed for TAA Report**

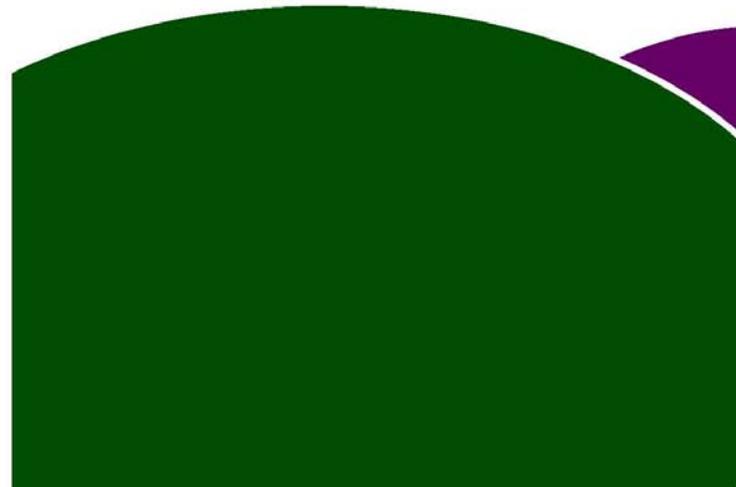
Email

jack.straw@molevalley.gov.uk
Undisclosed for TAA Report



Understanding your housing needs

Mole Valley Traveller Accommodation Assessment



Understanding your housing needs

We need your help

Mole Valley District Council wants to understand the housing needs of Gypsies, Travellers and Travelling Showpeople living in the district. We need to understand how many pitches and plots are needed now and in the future to meet the needs of local families. This will help us to plan future site provision over the next 10 - 15 years.

Household surveys

The best way for us to find out about your housing needs is to come and talk to you and carry out face to face interviews. Helping the Council with this work and undertaking the majority of interviews will be Ann Scotland and Ann Wilson.

Many of you will already know Ann Scotland through her roles at Surrey County Council & Mole Valley District Council and managing the public Gypsy and Traveller sites in Mole Valley.

Ann Wilson should also be a familiar face. Ann is a resident on one of the Council's public sites and is an active member of a number of groups representing the travelling community. This includes the Surrey Gypsy Traveller Community Relations Forum.

It is proposed that those living on the four public sites in Mole Valley are interviewed by Ann Scotland and that Ann Wilson visits those living on private sites and in bricks and mortar accommodation in the district.

If you have a preference as to who interviews you please contact Ann Scotland / Ann Wilson to make arrangements or inform them when they visit. All contact details are shown on the back page of this leaflet.

If you are happy to be interviewed you will be asked a series of questions about your household and your current and future housing needs. No personal information will be made public. The survey will take about 30 minutes to complete.

When will the surveys take place

The Council is keen to start this work and will be seeking for the interviews to get underway in September. The Council is aware however, that some families may still be travelling. Ann Scotland and Ann Wilson will therefore stop by throughout September if they miss you the first time they call.

Spread the word

As well as visiting families on public and private sites the Council is keen to contact those living in bricks and mortar housing in the district.

If you know of Gypsies and Travellers living in bricks and mortar accommodation in the district and who might be interested in taking part in this work, please ask them to get in touch with Ann Scotland or Ann Wilson.



Further information

If you have any questions about the interviews or this work please contact Ann Scotland, Ann Wilson or Jack Straw / Suzanne Parkes of the Council's Planning Policy Team - contact details are on the back page.

Many of you took part in our last study and we hope you will be willing to take part in this survey again.

Thank you in advance for your help and time

