

Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Tonbridge & Malling

Part 1. Gypsy and Traveller Assessment

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The Salford Housing & Urban Studies Unit is a dedicated multi-disciplinary research and consultancy unit providing a range of services relating to housing and urban management to public and private sector clients. The Unit brings together researchers drawn from a range of disciplines including: social policy, housing management, urban geography, environmental management, psychology, social care and social work.

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This report is based on research undertaken by the study team and the analysis and comment thereafter do not necessarily reflect the views and opinions of the research commissioners, or any participating stakeholders and agencies. The authors take responsibility for any inaccuracies or omissions in the report.

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Glossary

The following terms are used in this report and or are used in conjunction with planning for Gypsy, Traveller and Showpeople accommodation. As such these terms may need some clarification. In the case of those terms, which are related to Gypsy and Traveller Accommodation and culture, it is noted that a number of these terms are often contested and debated. It is not the intention of the authors to present these terms as absolute definitions; rather, the explanations provided are those the authors used in this assessment as their frames of reference.

Term	Explanation
Amenity block/shed	On most residential Gypsy/Travellers sites these are buildings where basic plumbing amenities (bath/shower, WC and sink) are provided at the rate of one building per pitch.
Authorised social site	An authorised site owned by either the local authority or a Registered Housing Provider.
Authorised Private site	An authorised site owned by a private individual (who may or may not be a Gypsy or a Traveller). These sites can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.
Bricks and mortar	Permanent mainstream housing.
Caravan	Mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.
Caravan Count	Bi-annual count of Gypsy and Traveller caravans conducted every January and July by local authorities published by the CLG
Chalet	In the absence of a specific definition the term 'chalet' is used here to refer to single storey residential units which resemble mobile homes but can be dismantled.
Core Strategy	Key compulsory Development Plan Document in the Local Development Framework which sets out principles on which other Development Plan Documents are built.
Department for Communities and Local Government (CLG)	The main government department responsible for Gypsy and Traveller accommodation issues.
Development Plan Documents (DPDs)	Documents which outline the key development goals of the Local Development Framework.
Doubling-up	To share a pitch on an authorised site.
Gypsy and Traveller Accommodation Needs Assessment (GTAA)	The main document that identifies the accommodation requirements of Gypsies and Travellers.
Gaujo/Gorger	Literal translation indicates someone who is not of the Romany Gypsy race. Romany word used mainly, but not exclusively, by Romany Gypsies to refer to members of the settled community/non-Gypsy/Travellers.
Green Belt	A policy or land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.

Gypsy	Members of Gypsy or Traveller communities. Usually used to describe Romany (English) Gypsies originating from India. This term is not acceptable to all Travellers.
Gypsies and Travellers (as used in this report)	Consistent with the Housing Act 2004, inclusive of: all Gypsies, Irish Travellers, New Travellers, Show People, Circus People and Gypsies and Travellers in bricks and mortar accommodation.
Homes and Communities Agency (HCA)	National housing and regeneration agency. Has been responsible for administering the Gypsy and Traveller Site Grant since 2009/10.
Household	A single family unit or household (broadly a group of people who regularly live and eat together). On Gypsy and Traveller sites, this is assumed to equate to a 'pitch', but not necessarily to one caravan; in housing, to a separate dwelling.
Local Plan/Local Development Framework (LDF)	A set of documents which a Local Planning Authority creates to describe their strategy for development and use of land in their area of authority.
Mobile home/Mobiles	Legally classified as a caravan but not usually moveable without dismantling or using a lorry.
Pitch/plot	Area of land on a site/development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Often also referred to as a plot, particularly in relation to Travelling Showpeople. There is no agreed definition as to the size of a pitch.
Pulling-up	To park a trailer/caravan.
Regional Spatial Strategy (RSS)	Previous planning approach across England. In July 2010 the government announced its decision to revoke RSSs.
Settled community/people	Reference to non-Travellers (those who live in houses).
Site	An authorised area of land on which Gypsies and Travellers are accommodated in trailers/chalets/vehicles. Can contain one or multiple pitches.
Static caravan	Larger caravan than the 'tourer' type. Can be moved but only with the use of a large vehicle. Often referred to simply as a trailer.
Stopping place	Locations frequented by Gypsies and Travellers, usually for short periods of time.
Suppressed/concealed household	Households, living within other households, who are unable to set up separate family units and who are unable to access a place on an authorised site, or obtain or afford land to develop one.
Tolerated site	A site which has not been granted planning permission through planning application but is considered tolerated or lawful by the Local Planning Authority
Trailer	Term commonly used by Gypsies and Travellers to refer to a moveable caravan.
Transit site	Site intended for short stays. Such sites are usually permanent, but there is a limit on the length of time residents can stay.
Travelling Showpeople	Commonly referred to as Showmen, these are a group of occupational Travellers who work on travelling shows and fairs across the UK and abroad.
Unauthorised Development	This refers to a caravan/trailer or group of caravans/trailers on land owned or part owned (possibly developed) by Gypsies and Travellers without planning permission.
Unauthorised Encampment	Residing in caravans/trailers on private/public land without the landowner's permission (for example, at the side of the road, on a car park or on a piece of undeveloped land).
Yard	Term used by Travelling Showpeople to refer to a site.

Executive summary

The study

1. The Housing Act 2004 placed a duty upon local authorities to produce assessments of accommodation need for Gypsies and Travellers. In 2005/2006, DCA Research completed the *Ashford, Maidstone, Tonbridge and Malling and Tunbridge Wells Gypsy and Traveller Accommodation Assessment* for Tonbridge and Malling Borough Council as part of a wider assessment for West Kent. This assessment provided an overview of the accommodation and related needs and experiences of the Gypsy, Traveller and Travelling Showpeople population across Tonbridge and Malling.
2. In October 2012 Tonbridge and Malling Borough Council commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce an updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. The primary purpose of this assessment was to provide up to date information and data regarding the needs and requirements of the Gypsy, Traveller and Travelling Showpeople communities. This report presents the projection of pitch requirements for the period 2012 – 2028.
3. The assessment was undertaken by conducting a review of the following data sources:
 - Previous assessments of need and information submitted through the previous regional planning process;
 - The policy and guidance context;
 - Census 2011 data
 - The bi-annual Caravan Count;
 - Information from the local authority with regards to pitch provision and supply;
 - Information from key stakeholders; and
 - A survey of fifty-six Gypsy, Traveller and Travelling Showpeople households.
4. From the estimation of a base population of 102 households in Tonbridge and Malling, we consulted with 56 resident households; 55% of the estimated resident Gypsy and Traveller community across Tonbridge and Malling. We believe that the sample is as representative as can be reasonably expected given the relatively hidden nature of the population and the timescale available for the consultation period. The fieldwork took place during a two week period in the middle of October 2012. The base date used in this assessment is 26th October 2012.

Local accommodation provision

5. There is no one source of information about the size of the Gypsy, Traveller and Travelling Showpeople population across Tonbridge and Malling. Our best estimate in relation to the resident population is that there are at least 380 individuals or 102 households in Tonbridge and Malling. The population was found across the following accommodation types:

- There are **two socially rented sites** across the study area. These sites currently accommodate 24 households
- There are **two private sites with permanent planning permission and two private sites with temporary planning permission** across the study area. These sites currently accommodate five households.
- There are two sites, formally unauthorised, deemed to be **lawful** or tolerated which accommodate an estimated **seven households**.
- There are **seven unauthorised developments** across the study area. These sites currently accommodate ten households
- It is estimated that there are at least 52 **households living in bricks and mortar accommodation** in Tonbridge and Malling.
- There is one Travelling Showpeople Site in Tonbridge and Malling with a total of **three households**.
- At the time of the survey one Travelling Showpeople household was interviewed by phone claiming to be living on unauthorised encampments in the form of lorry parks, retail parks and car parks in the borough. The council are unable to verify the exact location of this family at the time of the survey.

Characteristics of local Gypsies and Travellers

6. The survey of Gypsies and Travellers identified some of the important characteristics of the local population.
 - Although the average household size over the whole sample is four, this varied between different accommodation types; for example, the average household size for those in bricks and mortar was 4.5, compared to 3.2 on unauthorised development sites, 3.7 on the council run sites, 3.2 on the private developments with planning permission and 3.3 on the Travelling Showpeople Yard.
 - The majority of Gypsies and Travellers on all site types have strong and longstanding local connections. This is particularly true of those living in bricks and mortar, on the council sites, the authorised private sites and the Travelling Showpeople site. Those on unauthorised developments on private land and unauthorised encampments had variable levels of local connection, with some having permanent bases elsewhere. Conversely, those living on Hoath Wood have strong local connections and live a relatively settled lifestyle.
 - The local population is largely Romany Gypsies (80%), with a smaller number of Travelling Showmen and Irish Travellers. Interestingly, a number of respondents living in bricks and mortar accommodation were Travelling Showpeople.
 - The local population are likely not to travel or only travel for one to two weeks per year.

Accommodation need and supply

7. There are no signs that the growth in the Gypsy and Traveller population will slow significantly. Research from the Equalities and Human Rights Commission (EHRC) has indicated that around 6,000 additional pitches for Gypsies and Travellers are immediately required to meet the current shortage of accommodation within England.¹
8. This study has taken a thorough assessment of the need arising from all accommodation types present at the time of the survey. As such this assessment of need should be regarded as a reasonable and robust assessment of need upon which to base planning decisions going forward. Total net need for Gypsies and Traveller pitches are presented in Table (i) below. Pitches developed after 26th October 2012 contributes to meeting these requirements.

Table (i): Summary of Net Gypsy and Traveller and Travelling Showpeople accommodation need (2012 - 2028)

	Gypsy and Traveller Accommodation Need Total (No. of pitches)
Current authorised/lawful residential provision (pitches)	36
Residential need 2012 - 2017 (pitches)	4
Residential need 2017 –2022 (pitches)	7
Residential need 2022 –2027 (pitches)	8
Residential need 2027 –2028 (pitches)	2
Residential need 2012/13 –2027/28 (pitches)	21

9. It is recommended that this assessment of accommodation need is repeated in due course (circa five years) to ensure it remains as accurate as possible.
10. Numerical transit requirements have not been provided, although an indication of how provision for short-stay households could be made is detailed in the main report.
11. It is recommended that the authority supports the commissioning of a cross-boundary assessment of the accommodation needs of Travelling Showpeople. This will allow the authorities across the South East to plan and identify need arising in certain boroughs which could be more sustainably met in others.

¹ http://www.equalityhumanrights.com/uploaded_files/13assessing_local_housing_authorities_progress.pdf.
Assessing local housing authorities' progress in meeting the accommodation needs of Gypsy and Traveller communities in England.

1. Introduction

Background and Scope

- 1.1 In April 2012 The Communities and Local Government Department produced a progress report from the ministerial working group on tackling inequalities experienced by Gypsies and Travellers as an update to the Planning for Gypsy and Traveller Caravan Sites (2007). Both these reports detail the importance for local authorities to meet Gypsy and Traveller accommodation needs as a fundamental element of ensuring greater opportunity for equality with other groups of society in terms of housing, education and health. The Housing Act (2004) placed a duty upon local authorities to carry out assessments of accommodation needs. To date, one assessment has been carried out in Tonbridge and Malling in 2005/06 under the Regional Spatial Strategy. In 2010 the Coalition Government resolved to revoke these strategies. At the time of writing the Secretary of State has the power to revoke these strategies, but they remain extant for the time being.
- 1.2 The last GTAA found the Gypsy and Traveller communities in Tonbridge and Malling to be fairly stable, with little plans to move amongst the majority. DCA Research concluded the projected need in the next five years from 2006 to be thirteen pitches. For the subsequent five-year planning period (2006-2011), using other assumptions, the need was moderated to ten pitches for the period.
- 1.3 In 2009, The South East England Regional Assembly began a review of the GTAAs carried out so far, including the GTAA carried out by DCA Research for West Kent. This review was not concluded due to the announcement to revoke RSSs but did highlight some interesting findings for West Kent. Generally the review found low reports of family formations and a possible over-estimation of movements from pitch based accommodation into bricks and mortar. The assessment was also thought to lack transparency in some areas and as such the panel proposed two options for Kent Local Authorities:
- Option A** - Accepts GTAA distributions 2006-2011 and apportions 2011-2016 growth pro rata.
- Option B** - Adopts a criteria-based approach with 6 factors reflecting constraints, development opportunities and service accessibility. Does not include criteria related to current provision or Gypsy and Traveller preferences. Option B produces a very different distribution from Option A. Medway have not agreed Option B. The approach is technically sound and fulfils SEERA's brief for Option B.
- Tonbridge and Malling report that they did not have the opportunity to provide comment or challenge any of the findings of the review at the draft stage.
- 1.6 For Tonbridge and Malling, option A resulted in distribution of pitches of eight for 2006-2011 and four for 2011-2016. For option B, this changed to 13 for 2006-2011 and four for 2011-2016.

1.7 In 2010 the RSS process was underway and as described above, ceased as a result of the revocation of the RSS process. As a result, the regional level was resumed and responsibility for identifying need was placed with the local planning authorities.

This study

1.8 In October 2012, Tonbridge and Malling Council commissioned Salford Housing and Urban Studies Unit (SHUSU) at the University of Salford to produce an updated Gypsy and Traveller Accommodation Needs Assessment. The aim of this assessment is to provide up to date information on the accommodation needs of Gypsies, Travellers and Travelling Showpeople. This report presents the projection of permanent and transit requirements for the period 2012-2028, which also includes previous unmet needs from the 2006 to 2011 assessment period.

Methodological Approach

1.9 In order to carry out a full assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople, a multi-layered approach has been taken, using a variety of different data sources:

- **Secondary Data** – including analysis of the previous GTAA carried out in Tonbridge and Malling, the policy guidance context, the bi-annual caravan count and local authority information on sites and pitches
- **Stakeholder interviews** – Tonbridge and Malling Planning Officers, Kent Police, The Showmen’s Guild, The Gypsy and Travellers Unit at Kent County Council
- **A survey of Gypsies, Travellers and Travelling Showpeople** – face to face structured interviews with 56 households living in trailer-based and bricks and mortar accommodation across Tonbridge and Malling. See appendices for specific details of this sample and the research process. Table 1.1 summarises survey response by number of sites and estimated/known number of households across Tonbridge and Malling

Table 1.1: Gypsy, Traveller and Showpeople Population and Sample

Type of accommodation	Number of sites			Number of known households		
	Total	Sample	%	Total	Sample	%
Socially rented sites	2	2	100	24	13	54
Private sites with planning permission	4	2	50	5	5	100
Unauthorised developments	7	7	100	10	8	80
Tolerated unauthorised developments	2	2	100	7	5	71
Travelling Showpeople	1	1	100	3	3	100
Unauthorised encampments	NA	NA	NA	1	1	100
Total site based population	16	14	88	50	35	70
Bricks and Mortar	NA	NA	NA	52	19	39

1.10 The key points to note from the methodological approach adopted are:

- From the estimation of a base population of 102 households in Tonbridge and Malling, we consulted with **56 resident** households; 55% of the estimated resident Gypsy and Traveller community across Tonbridge and Malling. We believe that the sample is as representative as can be reasonably expected given the relatively hidden nature of the population and the timescale available for the consultation period. Generally, the fieldworkers were able to access all community members of interest. However, as those living on sites with temporary (rather than permanent) planning permission were confirmed after the fieldwork period, those with temporary planning permission were not consulted as part of the survey. Based on the information supplied by the local authority, their needs are examined in chapter 9.
- Due to the size of the sample, it is reasonable to gross up findings from the survey to the total population of Gypsies, Travellers and Travelling Showpeople in the study area. See Chapter 9 for a description of how the survey findings have been translated into accommodation need.

Structure of the Report

1.11 This report is intended to assist Tonbridge and Malling in their formulation of planning policies for the provision of accommodation for Gypsy, Traveller and Travelling Showpeople communities. It sets out the background and current policy context, identifies the estimated populations and presents evidence of rising accommodation need.

- **Chapter 2** looks at relevant past, present and emerging policy context in the area of Gypsy, Traveller and Travelling Showpeople accommodation
- **Chapter 3** looks at the trends in caravan numbers detailed in the bi-annual caravan count and estimates the size of the local Gypsy, Traveller and Showpeople communities
- **Chapter 4** discusses current authorised provision across Tonbridge and Malling, including the views of people living at the sites and information collated from key stakeholders
- **Chapter 5** looks at the level of planning applications made in Tonbridge and Malling, the presence of unauthorised sites, including the views of people living at the sites and information obtained from the local authority
- **Chapter 6** looks at the numbers of Gypsies, Travellers and Travelling Showpeople living in bricks and mortar accommodation, including the views of community members accommodated in housing
- **Chapter 7** looks at the issue of accommodation as it relates to Travelling Showpeople in the study area
- **Chapter 8** looks at future accommodation need from concealed households and household formation within existing households and accommodation affordability

- **Chapter 9** provides a numerical assessment of accommodation need for Tonbridge and Malling
- **Chapter 10** provides an analysis of the need for transit provision

1.12 The base date for this assessment is the 26th October 2012. The analysis presented is based on the position at the time of the survey. Any accommodation provided/removed since this date will affect the level of accommodation need identified in this study.

2. Policy context

2.1 This chapter looks at the current and past policy context impacting on the assessment of need and the provision of accommodation for Gypsies, Travellers and Travelling Showpeople.

National planning policy 2006-2011

2.2 The main document for detailing planning policy in England over the 2006-2011 period was ODPM Circular 01/2006 *Planning for Gypsy and Traveller Caravan Sites*. This specifies that the aims of legislation and policy were to:

- ensure that Gypsies and Travellers have fair access to suitable accommodation, education, health and welfare provision;
- reduce the number of unauthorised encampments and developments;
- increase significantly the number of Gypsy and Traveller sites in appropriate locations and with planning permission in order to address under-provision by 2011;
- protect the traditional travelling way of life of Gypsies and Travellers;
- underline the importance of assessing accommodation need;
- promote private site provision; and,
- Avoid Gypsies and Travellers becoming homeless, where eviction from unauthorised sites occurs and where there is no alternative accommodation

2.3 The circular directed local authorities to assess needs through Gypsy and Traveller Accommodation Assessments which should then form part of the evidence base for subsequent Development Plan Documents.

2.4 Travelling Showpeople were the subjects of separate planning guidance, CLG Circular 04/07, which aimed to ensure that the system for pitch assessment, identification and allocation as introduced for Gypsies and Travellers was also applied to Travelling Showpeople.

Regional planning policy 2006-2011

2.5 ODPM Circular 01/2006 made it clear that district level requirements identified in GTAAAs were to be submitted to the relevant Regional Planning Body (RPB).² The RPB would then, in turn, provide pitch requirements on a district by district basis once a strategic view of needs had been taken through the process of producing the Regional Spatial Strategy (RSS). The broad purpose of the strategic view was to ensure requirements were identified fairly and did not compound existing

² In the case of the South East this was the South East of England Regional Assembly (SEERA) which was then dissolved with the planning function transferring to the South East England Partnership Board, which in turn closed in July 2010. Local Planning Authorities now have responsibility for strategic planning under the Duty to Cooperate.

inequalities of accommodation provision. The intention was that these figures, once agreed, would be incorporated into the RSS, which in turn would be adopted by each local authority's Local Plan.

- 2.6 During early 2010 a Partial Review of the South East RSS on Gypsies and Travellers was examined in public, including the regional pitch requirements identified for the Gypsy, Traveller and Travelling Showpeople communities. In July 2010 the Secretary of State announced his intention to revoke all Regional Strategies; as a consequence the South East RSS Partial Review was not completed. Local authorities were advised to continue to develop LDF core strategies and, where these had already been adopted, use the adopted Development Plan Documents as the local planning framework. Specific guidance was provided in July 2010 in the form of a letter from the Chief Planner in order to assist in the determination of provision for Gypsy and Traveller sites.³ With respect to the needs of Gypsies and Travellers this guidance stated that:

“Local councils are best placed to assess the needs of travellers. The abolition of Regional Strategies means that local authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.”

Current national planning policy

- 2.7 In March 2012 the government published the National Planning Policy Framework (NPPF) for England and Wales. This Framework represents a core aspect of the Government's reforms to the planning system to make it less complex and more accessible, to protect the environment and to promote sustainable growth.
- 2.8 In tandem with the publication of the NPPF the Government published a new policy on Gypsy and Travellers⁴ and the two documents should be read in conjunction. This replaces Circulars 01/06 and 04/2007.
- 2.9 Paragraph 3 of this Policy states that the Government's overarching aim is to:

“ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community.”

- 2.10 Further detail on this overarching aim is subsequently provided in paragraph 4 of this policy which states that the Government's aims for Traveller sites are:

³ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1631904.pdf>

⁴ CLG (2012) Planning policy for Traveller sites

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

2.11 Policy A: Using evidence to plan positively and manage development sets out that Local Planning Authorities (LPAs) should consider the following in developing the evidence base:

- 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 local plans and make planning decisions.”*

- 2.12 Policy B: Planning for Traveller sites states that LPAs should set pitch targets for Gypsies and Travellers and plot targets for travelling showpeople to meet needs in their area, working collaboratively with neighbouring planning authorities. Paragraph 9 in this policy states that LPAs should, in producing their Local Plan:
- a) *Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;*
 - b) *Identify a supply of specific, developable 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.*
- 2.13 Paragraph 10 notes that criteria should be set out to guide land supply allocations where there is an identified need. It states that:

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

Planning policy summary

- 2.14 Cumulatively this policy makes it clear that there is a fundamental need for LPAs to understand and plan for the needs of Gypsy and Traveller communities. This represents an integral part of the evidence base upon which Local Plans should be developed in order to be found sound.

Defining Gypsies and Travellers

- 2.15 Defining Gypsies and Travellers is not straightforward. Different definitions are used for a variety of purposes. At a very broad level the term 'Gypsies and Travellers' is used by non-Gypsies and Travellers to encompass a variety of groups and individuals who have in common a tradition or practice of nomadism. More narrowly both Romany Gypsies and Irish Travellers are recognised minority ethnic groupings.
- 2.16 At the same time Gypsies and Travellers have been defined for accommodation and planning purposes. The statutory definition of Gypsies and Travellers for Gypsy and Traveller Accommodation Assessment required by the Housing Act 2004 is:

- (a) *Persons with a cultural tradition of nomadism or of living in a caravan; and*
- (b) *All other persons of a nomadic habit of life, whatever their race or origin, including:*
 - (i) *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; and*
 - (ii) *Members of an organised group of travelling showpeople or circus people (whether or not travelling together as such).*

2.17 The new planning policy contains a separate definition for planning purposes which offers a narrower definition and excludes Travelling Showpeople:

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 show people or circus people travelling together as such.

2.18 This definition focuses more narrowly upon people who either still travel or have ceased to do so as a result of specific issues and can as a consequence demonstrate specific land use requirements.

2.19 A separate definition of Travelling Showpeople is provided within the planning policy:

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.

2.20 The new planning policy document uses the term 'traveller' to refer to both Gypsy and Traveller communities and populations of Travelling Showpeople. This has been used as it is recognised that this definition is '...more pragmatic and wider and enables local planning authorities to understand the possible future accommodation needs of this group and plan strategically to meet those needs'.⁵ However, the study has also had regard to the planning definition where it is considered appropriate to do so.

⁵ CLG (2011) *Planning for traveller sites*. Consultation Paper, April, London: HMSO
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1886164.pdf>

Housing/accommodation need

- 2.21 Crucially, for Gypsies and Travellers, the definition of housing need is varied slightly to acknowledge the different contexts in which members of these communities live. The general definition of housing need is “households who are unable to access suitable housing without some financial assistance”, with housing demand defined as “the quantity of housing that households are willing and able to buy or rent.”⁶
- 2.22 In recognising that in many cases these definitions are inappropriate for Gypsies and Travellers, the guidance on producing Gypsy and Traveller Accommodation Assessments⁷ refers to distinctive requirements that necessitate moving beyond the limitations of the definition for both caravan dwellers and those in bricks and mortar housing. For caravan dwelling households, need may take the form of those:⁸
- who have no authorised site on which to reside;
 - whose existing site accommodation is overcrowded or unsuitable, but who are unable to obtain larger or more suitable accommodation; and
 - who contain suppressed households who are unable to set up separate family units and are unable to access a place on an authorised site, or obtain or afford land to develop one
- 2.23 In the context of bricks and mortar dwelling households, need may take the form of those:
- whose existing accommodation is overcrowded or unsuitable (including unsuitability by virtue of psychological aversion to bricks and mortar accommodation).
- 2.24 The needs presented in this report reflect the definition of Gypsies and Travellers as used in the Housing Act 2004, which gives an overall strategic level of accommodation need. It should also be noted that steps have been taken within this report to analyse need in the context of local and historic demand.
- 2.25 Housing need is assessed at the level of a single family unit or household (broadly a group of people who regularly live and eat together). On Gypsy and Traveller sites, this is assumed to equate to a ‘pitch’; in housing, to a separate dwelling.

Defining a pitch

- 2.26 There is no set definition for what constitutes a Gypsy and Traveller residential pitch. In the same way as in the settled community, Gypsies and Travellers require various accommodation sizes, depending on the number of family members.

⁶ ODPM (2006) *Definition of the term 'Gypsies and Travellers' for the purposes of the Housing Act 2004*. Consultation Paper, February, London: HMSO.

⁷ GTAA guidance has been used in developing the methodology but variations to the approach have been made to take account of local circumstances, where considered appropriate

⁸ CLG (2007) *Gypsy and Traveller Accommodation Needs Assessments – Guidance*. London: HMSO.

- 2.27 The convention used in this report is that a pitch is the place on a Gypsy and Traveller site accommodating a single family/household. In some cases a single pitch may account for the entire site. The number of caravans that a household uses can be a single unit (trailer, touring caravan, static, chalet etc.) or more. In order to ensure comparability across accommodation types it is important to determine a convention when translating caravan numbers into pitches/households.
- 2.28 The convention in the last round of GTAAs, and an approach advocated by CLG guidance, was the use of a 1.7 caravan to pitch ratio. As such, this pitch ratio has been used throughout the report.

Conventions

- 2.29 Two conventions are followed in this report:
- Percentages in text and tables are rounded to the nearest whole number; this means that they do not always sum to exactly 100
 - ‘Quotes’ included from Gypsies and Travellers are sometimes in first and sometimes in third person form because interviews were not audio recorded but noted in written form. They are distinguished by being in italic type and usually inset

3. The bi-annual Caravan Count and size of the population

3.1 This chapter looks at the Count of Gypsy and Traveller Caravans in order to present what is known about Gypsies and Travellers within the Study Area. The Caravan Count is a dataset collected bi-annually for all Local Authorities in England and follows a method prescribed by Central Government. It serves as a baseline for the purposes of this assessment. This chapter also presents information on the estimated size of the Gypsy and Traveller population.

Caravan numbers and trends from the Caravan Count

3.2 The bi-annual caravan count provides a snapshot of the local context in terms of the scale and distribution of caravan numbers across the District. The Count provides a useful starting point in assessing the current picture and recent trends. Indeed, in the absence of other datasets it is virtually the only source of information on Gypsy and Traveller caravan data. However, there are well documented issues with the robustness of the count.⁹ Such issues include: the 'snapshot' nature of the data, the inclusion of caravans and not households, the exclusion of Travelling Showpeople¹⁰ and the exclusion of Gypsies and Travellers in housing. It should be noted that the analysis contained in this report should be considered a more robust assessment of the current situation with regards to the local population than the Caravan Count.

3.3 Table 3.1 provides the distribution of caravan numbers for Tonbridge and Malling since January 2006. These figures have been adjusted to account for inaccuracies observed in the published data.

⁹ Niner, P. (2002) Review of the ODPM Caravan Count. London: ODPM.

¹⁰ The January 2011 count included a count of Travelling Showpeople caravans for the first time. However, as this is not comparable with previous years and as no living units have been identified from the Caravan Count this is excluded from the tables in this report.

Table 3.1 Caravan numbers across accommodation types within Tonbridge and Malling

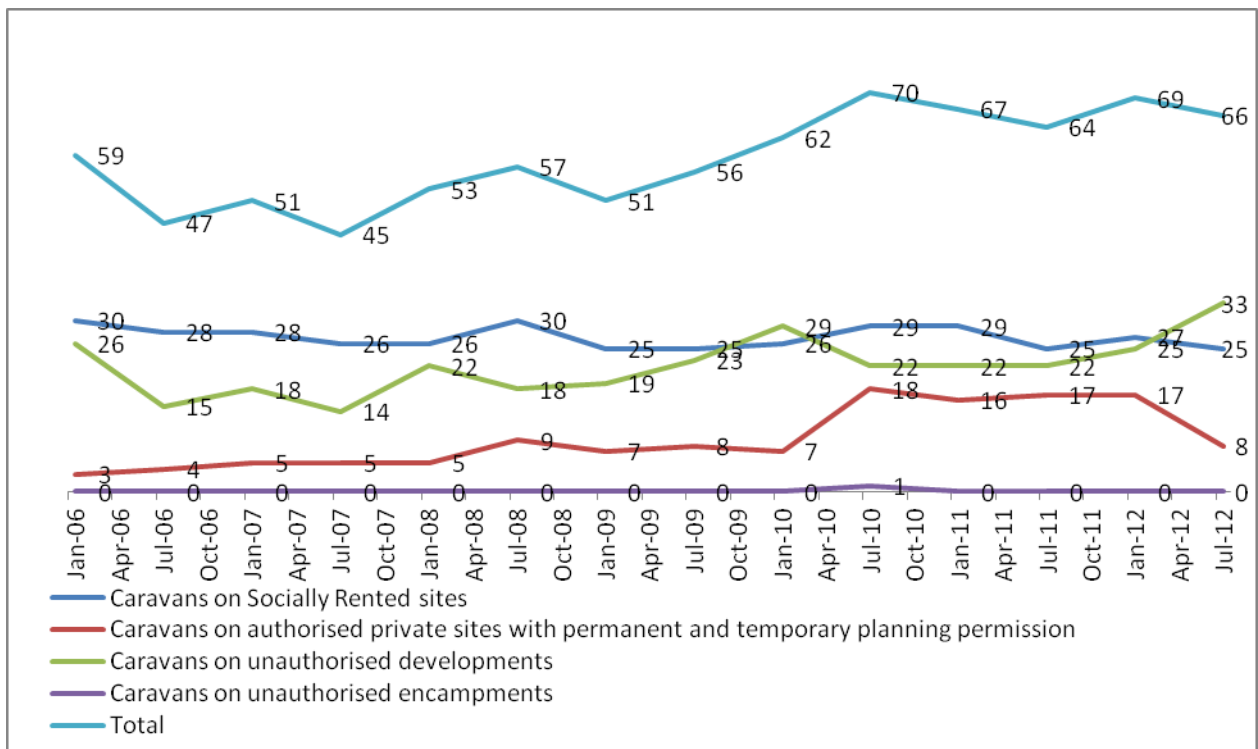
	Authorised sites with planning permission		Unauthorised sites		Total No. caravans
	Caravans on Socially Rented sites	Caravans on authorised private sites with permanent and temporary planning permission	Caravans on unauthorised developments	Caravans on unauthorised encampments	
July 12	25	8	33	0	66
Jan-12	27	17	25	0	69
Jul-11	25	17	22	0	64
Jan-11	29	16	22	0	67
Jul-10	29	18	22	1	70
Jan-10	26	7	29	0	62
Jul-09	25	8	23	0	56
Jan-09	25	7	19	0	51
Jul-08	30	9	18	0	57
Jan-08	26	5	22	0	53
Jul-07	26	5	14	0	45
Jan-07	28	5	18	0	51
Jul-06	28	4	15	0	47
Jan-06	30	3	26	0	59

3.4 Table 3.1 shows the following:

- Overall numbers of caravans recorded in the area have remained relatively stable over the period. The total number of caravans in Tonbridge and Malling has risen by +12% from 59 to 66 in the last six years (approximately a 2% per annum increase).
- In the last six years, the number of caravans on socially rented sites has remained fairly stable, with just a slight decrease over the period of 30 to 25.
- January to July 2010, demonstrates the biggest increase in caravans on private sites with planning permission. However, there appears to be little correlation between the increase in sites granted planning permission (+157%) and the decrease of unauthorised developments (-24%) over the same period.
- In terms of unauthorised developments, caravan numbers have been fairly erratic with greater number of caravans recorded in January of most years and fewer caravans presenting in July. This is particularly true for the period 2006-2009. This possibly reflects seasonal travelling by families on these sites.
- The number of caravans recorded on unauthorised encampments has been zero in all counts with the exception of July 2010.

3.5 The following figure illustrates the trends in caravan numbers recorded in the count and described above. There appears to be some evidence of seasonality in caravan numbers, with slight peaks in caravans in some October and January counts suggesting community members returning to Tonbridge and Malling as their base for the winter.

Figure 3.1 Change in caravan numbers from June 2006 to July 2012



The size of the local Gypsy and Traveller community

3.6 For most minority ethnic communities, presenting data about the size of the community in question is usually relatively straightforward (with the exception of communities who have large numbers of irregular migrants and migrant workers etc. amongst them). However, for Gypsies, Travellers and Travelling Showpeople, one of the most difficult issues is providing accurate information on the size of the population. As a result, we have used Census 2011 data, information provided by the local authorities and key stakeholders, together with our survey findings, in order to provide a best estimate as to the size of the local Gypsy and Traveller population at the time of the assessment.

3.7 Table 3.2 presents the estimation of the size of the Gypsy, Traveller and Travelling Showpeople population. Using the best information available we estimate that there are at least 380 individuals or 102 households in the Study Area.

Table 3.2: Gypsy and Traveller population based in the area

Type of accommodation	Families/ Households (based on 1 pitch = 1 household)	Individuals	Derivation
Socially rented sites	24	60	Actual numbers taken from information supplied by Tonbridge and Malling Council
Private sites with permanent planning permission	5	16	Actual number of pitches and households
Tolerated/Lawful sites (Hoath Wood and Church Lane)	7	22	Estimated number of pitches multiplied by average household size from the survey (3.2)
Unauthorised developments	10	32	Estimated number of pitches (see Table 5.2) multiplied by average household size from the survey (3.2)
Housing	52	235 ¹¹	The estimated minimum number of individuals from Census 2011 data with households calculated by dividing this estimate by the average household size from the survey (4.5)
Travelling Showpeople (TSP)	3	10	Actual number of pitches and households
Unauthorised Encampments (non transient) (TSP)	1	5	Actual numbers of pitches and individuals
Total	102	380	

See appendix 3 for full details of all site types and pitch numbers

¹¹ 350 individuals in Tonbridge and Malling described their ethnic origin as Gypsy or Traveller in the Census 2011. Taking into account the 130 site based individuals that we have accounted for through information supplied by the local authority and the survey, we can assume the remaining 235 individuals are living in bricks and mortar accommodation.

4. Authorised social and private sites

- 4.1 A certain degree of caution needs to be taken when extrapolating the characteristics, trends and needs of the Gypsy and Traveller population from the Caravan Counts and other such data alone. In order to provide more specific information on the local Gypsy and Traveller population, the remaining chapters draw upon the information provided by Tonbridge and Malling Borough Council on site provision in the study area, as well as information obtained through a survey of Gypsy and Traveller households.

Socially rented sites

- 4.2 There are two socially rented sites in Tonbridge and Malling. Together these sites provide residential accommodation on 24 pitches. The total population across these sites is shown in Table 3.2 above. The Council indicated that no sites have been closed or sold since 2006 but there are imminent plans to replace the eight existing pitches with a completely new site of eighteen pitches at the Coldharbour Lane site during 2013. Furthermore, funding has been secured for a further eight pitches; bringing the total to 26 pitches.

Coldharbour Lane:

- 4.3 This site currently has a total of eight residential pitches. At the time of this study all eight were occupied.
- 4.4 Tonbridge and Malling Borough Council indicated that the number or nature of pitches on the site had not changed over the past five years and no pitches had been vacated or let in the last four years.
- 4.5 A bid for a Gypsy and Traveller Sites Grant was submitted in September 2012 for Coldharbour Lane for an additional eighteen pitches, bringing the new site total to 26 pitches. The project is expected to be completed during 2013.
- 4.6 The site is managed by Kent County Council and there have been no changes in management since 2006.
- 4.7 Licensees are permitted to be absent for up to 12 weeks of travelling subject to payment of full rent/licence fee. Visitors are permitted on the site, within pre-agreed timescales.
- 4.8 There is a Countywide waiting list, which covers both sites in Tonbridge and Malling. At the time of this study, there were 110 applicants on the Kent waiting list for socially rented sites. Kent County Council indicated that this number has remained static over the last three years. There is currently a formal policy for allocating socially rented pitches and the following are taken into consideration:

- Local residence/local connection
- Family size/composition
- Need for accommodation
- Medical/special health needs
- Time on the waiting list

Of these aspects, the priorities for allocation are:

- **Main priority:** Local residence/local connection
- **Second priority:** Need for accommodation
- **Third priority:** Medical/special health needs

Currently the eight pitch sites at Coldharbour Lane and the 16 pitch sites at Windmill Lane are allocated through Kent County Council's Gypsy and Traveller Unit policy (KCC). However, Tonbridge Malling provided the following information to describe how this policy may change following the expansion of the Coldharbour Lane site:

“Coldharbour Lane is under construction to be radically expanded – completing in the early spring – and therefore the allocation policy for the additional 18 pitches is under discussion”

- 4.9 The weekly rent is £44.50 for a double pitch, with all/almost all residents (over 90%) receiving housing benefit payments. No damage deposit is required at the start of a licence.
- 4.10 Information from KCC indicates that there are currently 24 people living on the site: eleven adults; eight children aged five to eleven; and five children aged 12 to 16. In terms of ethnic groups, the residents were reported to be English Gypsy or Traveller. KCC reported 100% occupancy for most of the year during 2011. Most residents (i.e. 60 – 90%) have lived on the site longer term (five years or over). Each pitch has an amenity unit, which has a shower, toilet and space/provision for laundry facilities. Currently, there are eight static caravans on Coldharbour Lane site.
- 4.11 Although the site's access to schools and local shops is described as 'Good' by KCC, the general surroundings, local environment, physical condition and maintenance of the site is described as 'Poor'. It is asserted that the improvement to these issues underpin the current site development bid which aims to increase the number of pitches and make major improvements and repairs to the site. KCC are aware of an historic poor reputation of Coldharbour Lane Site in terms of the environment and behaviour of some of the residents, which the planned enhancements are intended to address.
- 4.12 Information from KCC indicated that there have been no known instances of disputes between residents, intimidation, vandalism and other anti-social behaviour on the site over the last 12 months.
- 4.13 KCC indicated that no households are currently doubled up on the site.

Windmill Lane:

- 4.14 Tonbridge and Malling council report that this site currently has a total of 16 residential pitches. At the time of this study all 16 were occupied.
- 4.15 Tonbridge and Malling Borough Council indicated that the number or nature of pitches on the site had not changed over the past five years and the one pitch that became vacant in 2010 and the two pitches that became vacant in 2011 were all re-let within the same year.
- 4.16 There are no plans to make any changes or extensions to this site at present.
- 4.17 The site is managed by Kent County Council (KCC) and there have been no changes in management since 2006.
- 4.18 Licensees are permitted to be absent for up to 12 weeks of travelling subject to payment of full rent/licence fee. Visitors are permitted on the site, within pre-agreed timescales.
- 4.19 The same issues detailed above, in respect to the Coldharbour Lane site, apply to the site waiting list and allocation policy for Windmill Lane (see paragraph 4.8 above).
- 4.20 The weekly rent is £55 for a single pitch, with all/almost all residents (over 90%) receiving housing benefit payments. No damage deposit is required at the start of a licence.
- 4.21 Information from KCC indicates that there are currently 36 people living on the site: 20 adults; two children under five; ten children aged five to eleven; and four children aged 12 to 16. In terms of ethnic groups, the residents were reported to be English Gypsy or Traveller. KCC reported 100% occupancy for most of the year during 2011. Most residents (i.e. 60 – 90%) have lived on the site longer term (five years or over). Each pitch has an amenity unit, which has a shower, toilet and space/provision for laundry facilities. There is also a children’s play area on the site. The council report that there are currently sixteen static caravans on the Windmill Lane site.
- 4.22 Access to schools and local shops is described as ‘Good’ by KCC, as is the general surroundings, local environment, physical condition and maintenance of the site.
- 4.23 Information from KCC indicated that there have been no known instances of disputes between residents, intimidation, vandalism and other anti-social behaviour on the site over the last twelve months.
- 4.24 KCC indicated that no households are currently doubled up on the site.

Table 4.1: Overview of socially rented sites

	Coldharbour Lane	Windmill Lane	Total
Total number of pitches	8	16	24
Number of occupied pitches	8	16	24
Site population	24	36	60
Number of children	13	16	29
% children	54%	44%	48%
Average persons per occupied pitch	3	2	2.5
Doubled-up pitches	0	0	0
Ethnic groups among site residents	English Gypsies and Travellers		
Pitch occupancy in year	100%	100%	100%
% of site residents lived on site 5+ years	90% or more	90% or more	90% or more
Weekly rent	£44.50	£55	£49.75 (Ave)
Management	Kent County Council		

Socially rented sites: survey findings

4.25 A total of 13 respondents were interviewed across the two sites; six from Coldharbour Lane and seven from Windmill Lane. The residents were mostly Romany Gypsies (12 respondents – 92%); the remaining one respondent indicated that their partner was a Traveller. Households were most likely to have four family members, with one household (8%) having members aged over 60, four households (31%) having children 0-5, six households (46%) having children aged 6-10 and four households (31%) having children aged 11-16.

Views on size and facilities

4.26 Nine respondents (69%) owned a single caravan and four respondents (31%) owned two caravans. The average number of caravans to households was 1.3. Eight respondents (62%) reported that they had enough space. Of the remaining five respondents:

- Four respondents (80%) wanted a larger pitch
- Two respondents (40%) wanted larger caravans
- One respondent (20%) wanted a larger site
- One respondent (20%) wanted more caravans
- One respondent (20%) wanted bigger sheds

The reported lack of space was particularly acute from respondents on the Coldharbour Lane site, making up four of the five respondents reporting a need for more space. Only one of the seven respondents interviewed at Windmill Lane felt they needed more space, and on both occasions this was in terms of the plot size.

“Plot isn’t big enough”

“They are making a new bit on the site; the plots are going to be bigger so I hope I can have one of those ones”

“This is a nice site and I have family on here but it’s not a very big plot so we need more sites around here”

“I would like the plots to be bigger so my son could pull on here for 1-2 weeks. The only thing is I’m too old now to be moving, I don’t want to move and leave my family and friends on here”

Previous accommodation experiences

- 4.27 When asked why they had come to live on their current site, respondents gave a variety of reasons (see Table 4.2 below). However, the most common reason was to be near family – eight respondents (62%).

Table 4.2: Main reason for moving to the site

Reason	Number	Percentage
To be near family	8	62
Born/raised here	2	15
There was a vacancy	2	15
Evicted	1	8

- 4.28 When asked what type of accommodation they had immediately before their current site, just over half of respondents (seven people) indicated that they had been on the site all their adult life. This was followed by the following types of sites: a private site with planning permission (two people/15%); unauthorised encampments (two people/15%); unauthorised development (one person/8%) and socially rented bricks and mortar accommodation (one person/8%). When the six respondents (who had previously lived somewhere else) were asked where they had previously lived, a variety of locations were named:

- Ditton – Tonbridge and Malling
- Hoath Wood – Tonbridge and Malling
- Around Tonbridge and Malling
- Maidstone
- Crawford
- Stow – Cotswolds

The majority of these six respondents (four respondents/67%) indicated that they had left this previous accommodation because a vacancy had become available on their current site. Of the two respondents who gave different reasons for moving to the site, one respondent moved to be close to family after a separation and one respondent had been evicted from where they previously lived.

Accommodating visitors on their current site

4.29 All respondents reported that they do not have visitors to stay on their pitch with them, with just under half (46%) feeling that hosting visitors is a problem for them. In all cases, the reason given was that the plots are too small. This was particularly the case for Coldharbour Lane, where five of the six residents (83%) interviewed found problems accommodating visitors due to the small plot sizes, compared to just one respondent (14%) from Windmill Lane.

“There’s not much room so my son can’t pull on for one or two weeks”

Length of time in the area and on the site

4.30 All respondents had lived in the area for ten years or more. The main reason for staying in Tonbridge and Malling was having close family living in the area (100%), followed by being born/raised here (12 people/ 92%), the children’s education (eight people/62%), having extended family in the area (seven people/54%) and there being available work in the area (six people/46%). See Table 4.3 below for a full breakdown of reasons for staying in Tonbridge and Malling:

Table 4.3: Main reason for living in Tonbridge and Malling

Reason	Number	Percentage
Close family in the area	13	100
Born/raised here	12	92
Children’s education	8	62
Extended Family in the area	7	54
Available work	6	46
Look after family in old age	3	23
Health reasons	3	23
Lack of sites	1	8

4.31 With regards to length of time on their current site, ten respondents (77%) lived there for ten years or more, while two respondents (15%) had lived there for between five and ten years and one respondent had lived there between three and five years. Of the three that have lived on their site for less than ten years:

- One respondent previously lived in a variety of local authority rented houses, private sites and on the roadside in Woolwich, Erith and Sevenoaks.
- One respondent previously lived on a mixture of private sites and roadsides in Tonbridge, Malling, Nettlestead and Yalding.
- One respondent previously lived at the other council run site in Tonbridge and Malling and previous to that at the Hoath Wood site.

4.32 No respondent reported having a base elsewhere.

Travelling experiences

4.33 Eight respondents (62%) indicated that they never travelled, and hadn't done so for quite some time. One respondent stated that they now *"only drive to the fairs"* and the other seven respondents gave varying lengths of time since they had travelled from three years to twelve years. Of the eight respondents who never travel, the reasons given for not travelling were indicated as:

- Education reasons (six people/75%)
- Health reasons (three people/38%)
- Because of old age (one person/13%)

Other reasons were provided by two further respondents:

"I just don't travel"

"Don't like leaving my plot because I don't trust some of the people on here"

4.34 One respondent stated that they travel once a year and four respondents (31%) said they travelled a few times per year. With regards to the five respondents who did travel, most indicated that they tended to visit the fairs (for example, Appleby, Cambridge, Epsom, Stow and Star Pane). People also made reference to a range of seaside resorts in the South of England, for example, Bournemouth, Brighton, Eastbourne and Margate. Three of the five respondents travelled with just one caravan (60%), one respondent with three caravans (20%) and one respondent didn't respond to this question. Additionally, one respondent stated that they also travelled with one piece of equipment.

4.35 All respondents who indicated that they travelled had done so in the last twelve months; four (80%) had travelled to attend a fair, one (20%) had travelled for a holiday, one (20%) had travelled to visit relatives and one (20%) had travelled to find work. The most important reason for travelling, as stated by three respondents (60%) was to visit the fairs. With regards to where people stayed while travelling, those who attended the fairs stayed at designated fair sites. Following fair sites, a small number of respondents made reference to staying on caravan parks (two respondents) and on the roadside (two respondents) while travelling.

Experiences of living in bricks and mortar accommodation

4.36 Only two respondents (15%) interviewed on the sites indicated that they had lived in a house at some point during their life and on both occasions this was in a council rented house. One respondent indicated that this house had been in Ditton in Tonbridge and Malling while the other respondent had lived in Slough. The two reasons given for choosing to live in the house were; availability of a house to rent and *"just to see if I liked it"*. When asked to rate their experience of living in a house, both respondents said it was *"very poor"*, with one respondent leaving bricks and mortar accommodation due to being evicted and the other respondent simply not enjoying the experience of living in a house.

“Really didn’t like it. (We) just wanted to be back with our own people”

Work

4.37 Of the 31 adults on the council run sites, respondents reported the following in terms of the employment status of family members:

- Twelve (39%) in self-employment
- One (3%) in employment
- Five (16%) full time homemakers
- Three (10%) unemployed and not looking for work
- Two (6%) unemployed and looking for work
- Two (6%) retired
- Respondents didn’t provide information for six members (20%) of households

Of the 13 family members either self employed or employed, six (46%) mostly work in Tonbridge and Malling, three (23%) mostly work in Maidstone and two (6%) mostly work in Tunbridge Wells. One respondent did not indicate where they mostly work. No respondents indicated that they needed any space on their site for work related reasons. Only one respondent cited that they had previously had trouble accessing work, but was now resolved.

“I have a cleaning job and at first they didn’t like me for what I am and where I live but now we all get on. One of the other women comes down here for a cuppa”

Health services and issues

4.38 Respondents were asked if they had access to the following health services: GP/health centre; health visitor; maternity care; A & E; and dentist. All respondents indicated that they had sufficient access to these services; where households said that they did not currently have access, this was because the service was not relevant to them (for example, maternity care). Just one respondent indicated that they had issues with accessing services and this was due to transport:

“My husband don’t drive much now so my grandson or daughter takes me as it’s a bit of a walk for me. Or the other girls on here are very helpful. We are like one big family”

Authorised private sites

4.39 This section looks at private sites across the Study Area. There are four small authorised private sites occupied by Gypsies and Travellers in Tonbridge and Malling. It proved difficult to accurately establish the pitch capacity of all private sites. Planning permissions are often based on a maximum number of caravans rather than clearly defined pitches. Where pitch numbers are not defined, we have used a 1.7

caravan to pitch ratio to ascertain the approximate number of pitches.¹² As can be seen in Table 4.4 of the four authorised private sites in the borough, two have permanent planning permission and two have temporary planning permission, one of which is due to expire in summer 2013 and one in summer 2014. The four private sites with permission have a combined capacity of around seven pitches.

Table 4.4: Private sites in the borough

Consent	No. of sites	Estimated No. of pitches
Permanent	2	5
Temporary	2	2
Total	4	7

- 4.40 The council report that there has been a significant increase in the number of sites and pitches with permanent and temporary planning permission in the last six years but do not expect the number of private authorised sites to increase significantly in the next five years.

Private site residents: survey findings

- 4.41 A total of five people were interviewed from private sites with permanent planning permission. Households had an average of 3.4 family members. All of the respondents described their ethnicity as Romany Gypsy.
- 4.42 All respondents lived on sites with permanent planning permission and owned the pitch and the trailers they occupied.

Views on size and facilities

- 4.43 Most respondents (four/80%) reported having a single living unit, with one respondent reporting having two living units. The average number was 1.2 caravans per household. Four of the five respondents (80%) interviewed reported that their current accommodation provided them with enough living space. The one respondent who felt they didn't have enough space indicated that they would like a bigger site and more caravans.

Previous accommodation experiences

- 4.44 When asked why they had come to live on their current site, people gave a variety of reasons (see Table 4.5 below). However, the most common reason was to be near family (two people).

¹² As described earlier this ratio is commonly used in GTAA research, however, the caravan to pitch ratio based on the sample for the assessment across all private sites (permanent and temporary) was 1.7

Table 4.5: Main reason for moving to the site

Reason	Number
To be near family	2
Moved there with family	1
Health reasons	1
The children's education	1

- 4.45 When asked what type of accommodation they had immediately before their current site, only one respondent indicated that they had been on the site all their adult life, one respondent lived on a private site with planning permission in Cambridge, one respondent had lived on the council run site Coldharbour Lane in Tonbridge and Malling and two respondents had lived in socially rented bricks and mortar accommodation in Hadlow.
- 4.46 A variety of reasons were offered for leaving previous accommodation including land becoming available to buy, fear for personal safety, poor health of a family member and due to getting married.

Accommodating visitors on their current site

- 4.47 Two of the five respondents (40%) reported hosting visitors (close family) on a short term basis. One respondent reported that a brother stays for two to three weeks and one respondent indicated a daughter and her family visit for as long as they like. Only one respondent felt that hosting visitors was a problem, but didn't offer any further comment as to why.

Length of time in the area and on the site

- 4.48 Four of the five respondents (80%) reported living in the area (i.e. Tonbridge and Malling borough) for 10 years or over, with the remaining respondent reporting that they didn't know how long they had lived there. However, respondents appear to have lived on their current site for less time than they have lived in Tonbridge and Malling, with one having lived on their current site for three to five years, three households for five to ten years and one respondent stating that they had lived on their current site for ten years or more.
- 4.49 When asked why they chose to live in the Tonbridge and Malling area, respondents cited a variety of reasons, see Table 4.6 below. The most common reasons however was being born there and/or having close family in the area. When asked what the one most important reason is for staying in the area, two respondents (40%) said it was because they were born here, two respondents (40%) said it was because they have close family in the area and one respondent cited the children's education.

Table 4.6: Reasons for living in the area

Reason for living in the area ...	Number
Born/raised here	4
Have close family in the area	4
Work available in the area	3
For the children's education	3
Due to health reasons	2
Have extended family in the area	1
Lack of sites	1
To look after family	1

- 4.50 Most respondents (four people/80%) reported never leaving the area throughout the year, with the remaining one respondent stating that they lived in the area between 41-51 weeks of the year. The one respondent who does travel simply indicated that they travel for a short time in the spring or summer.
- 4.51 One respondent reported having another base in Cambridge, owned by their family, which they visit every now and again.

Travelling experiences

4.52 Four respondents (80%) indicated that they never travelled, and hadn't done so for at least two years. One respondent stated *"my husband has left me so we don't travel. (We) Stay here with Mam"* While another respondent said *"I haven't moved since my husband died and I can't drive"* Interestingly, one respondent stated not travelling due to trying to get planning permission for the part of their site currently without permanent planning permission. Overall, the reasons given for not travelling were indicated as:

- Education reasons (three people/60%)
- Health reasons (two people/40%)
- Because of old age (one person/20%)

4.53 One respondent stated that they travel a few times per year with one caravan and no equipment just to visit Epsom and Dorset fairs, where they stay at a designated fair site.

Experiences of living in bricks and mortar accommodation

4.54 Only two of the five respondents (60%) interviewed indicated that they had lived in bricks and mortar accommodation at some point during their life and on both occasions this was in a council rented house in Hadlow. The two reasons given for moving to a house were; moved with family and for the children's education. When asked to rate their experience of living in a house, both respondents said it was *"very poor"*, with one respondent leaving bricks and mortar accommodation due to there being land available to buy for a private site and one respondent left to get married.

Work

4.55 Respondents reported the following in terms of the employment status of family members on private sites:

- Four in self-employment
- One in employment
- One full time homemaker
- One retired

Of the five family members either self employed or employed, three mostly worked in Tonbridge and Malling (60%) and two mostly work in Sevenoaks (40%). No respondents indicated that they needed any space on their site for work related reasons. Only one respondent cited that they had trouble accessing work due to negative views of Gypsies and Travellers among other local community members.

“My daughter is a beauty therapist. When a few clients found out (she was a traveller) they don’t book her anymore”

Health services and issues

4.56 The respondents were asked if they had access to the following health services: GP/health centre; health visitor; maternity care; A & E; and dentist. All respondents indicated that they had sufficient access to these services; where households said that they did not currently have access, this was because the service was not relevant to them (for example, maternity care).

5. Planning and unauthorised developments

5.1 The development of unauthorised sites for Gypsies and Travellers can be a major source of tension between Gypsies and Travellers and the settled population. The current planning system is intended to create conditions where there is no need for unauthorised developments because land will be allocated for authorised site development within the Local Plan. This chapter focuses upon current policy in Tonbridge and Malling, and instances where there has been the development of Gypsy and Traveller sites without planning permission. The chapter concludes by looking at the presence of unauthorised encampments in the study area.

Current policy

5.2 The Council indicated that the current development plan for Tonbridge and Malling [as of October 2012] comprises the Tonbridge and Malling Local Development Framework; the South East Plan and various other saved local plan policies.

5.3 The Council indicates that no private sites were being considered as suitable for Gypsy and Traveller site development prior to this GTAA. However, the Council stated that it expected the GTAA and the DCLG's Planning Policy for Traveller Sites (March 2012) to be used as a guideline for identifying suitable sites. Furthermore, in order for a site to be deemed suitable for a Gypsy and Traveller site, it would need to satisfy the necessary criteria in policies B to G of the DCLG policy document.

Planning applications

Table 5.1: Planning applications for sites since 2006

Year	Broad location of application	No. of mobile homes/tourers Applied for	Outcome
2012	Woodford, Old Lane, Ightham	2	Appeal pending
	Horseshoes, Sandy Lane, West Malling	2	Personal Planning Permission until 11/04/2012 Application Pending
	Builders' Yard, Askew Bridge, Maidstone Road, Platt	4	Personal Planning Permission 11/04/2012 Application Pending. Non-determination appeal lodged
	Malling Meadows, East of Teston Road, West Malling	3	Personal Planning Permission Application Pending
	Old Orchard, Rochester Road, Aylesford	2	Application Refused Enforcement Notice issued Planning and Enforcement Appeal received
	Land r/o The Harrow, Cemetery Lane. Hadlow	2	Additional van on established site (allowed on appeal after 2 previous dismissed appeals)
2011	Coldharbour Lane Site	18 (pitches)	Granted
	Land At Well Street East Malling	2	Refused. Enforcement Notice issued Appeal lodged

- 5.4 In addition to the approved planning application for the socially rented site; Coldharbour Lane, there are also currently seven live planning applications for private sites in the borough.
- 5.5 A number of planning applications have been refused in Tonbridge and Malling since 2006, and reasons for this include:
- Inappropriate use of Green Belt
 - Located in the flood plain
 - Contrary to Policy CP20 in the council’s Adopted Local Development Framework
 - Development beyond the confines of rural settlements

Enforcements

- 5.6 Since 2006, there have been enforcement notices issued to three of the unauthorised developments in the borough. Two of these sites – each with an estimated two pitches – had enforcement notices issued in June 2012 and one site - with an estimated two pitches - has had four enforcement notices issued over the period.

Unauthorised development of Gypsy and Traveller sites

- 5.7 The Council indicates that there are currently nine unauthorised developments in the borough, although two of these sites are tolerated sites and therefore are not included in the assessment of unmet need. Seven of these sites are small developments with one to five pitches and are located on private land. Table 5.2 provides details of these sites in Tonbridge and Malling. Where we only have information on the number of caravans – opposed to number of pitches – the 1.7 caravans to pitches is applied to estimate the number of pitches.

Table 5.2: Unauthorised developments

Site type	Estimated No. of caravans	Estimated No. of pitches/households
Hoath Wood ¹³ (part tolerated, part lawful)	11	6
76 Church Lane (tolerated/lawful)	2	1
Total tolerated	13	7
Land to rear of Rose and Crown	2	1
Well Street	2	1
Woodfold (aka Woodford/OldLane)	2	1
Old Orchard	2	1
The Horseshoes	1	1
Malling Meadows	3	2
The Hollies/Builders Yard/Askew Bridge	4	3
Total intolerated	16	10
Total tolerated and intolerated unauthorised (est)	29	17

¹³ The Area 2 Planning Committee concluded on 12th December 2012 that the Borough Council would no longer be looking to take enforcement action on a part of Hoath Wood that had only been occupied since 2008. As such, it is now considered that all of the site is tolerated and at least part of the older part and all of 2008 part of the site is lawful. As a result the occupants should no longer be considered to be in need of new pitches as they would if the site were an unauthorised site and subject to active enforcement action.

- 5.8 Two of the unauthorised developments at Hoath Wood and Church Lane are tolerated. The Church Lane site and part of the Hoath Wood site will not be subject to enforcement action and are lawful, therefore the pitches located here will not be considered as unmet need for the purposes of this assessment (see Chapter 9 for more details). By way of clarity, Tonbridge and Malling Borough Council provided the following information about the Hoath Wood site:

"The Gypsy and Traveller encampment at Hoath Wood was recognised as a "tolerated" site in 1985. This toleration was accepted by Government, which at the time and under the then current legislation "designated" the Tonbridge and Malling Borough area to allow the control over unauthorised encampments. This "toleration" post dated the service of Enforcement Notices, in the late 1970s, on the eastern side of Hoath Wood. Thus the use of the western area of Hoath Wood by residential caravans is immune to planning enforcement. It was anticipated that a third public Gypsy site would be provided soon after 1985 - that provision has not been achieved. Therefore the site is part lawful and part tolerated "

- 5.9 It is unknown as to whether the number of unauthorised sites is likely to change in the next five years. However, those living on unauthorised developments have received letters from the Council to inform them of the plans to extend the Coldharbour Lane site, and the potential of applying for one of the additional pitches.

Unauthorised development residents: survey findings

- 5.10 A total of fifteen people were interviewed from unauthorised developments. Four of these people were from Hoath Wood Site, which at the time of the fieldwork was classified as a tolerated unauthorised site. The remaining 11 interviews were carried out with respondents from small unauthorised developments on private land with 1-5 caravans on site. No households from the tolerated site Church Lane were interviewed. All respondents report owning their own trailer and interestingly the majority at 93% also indicated that they own the plot they live on. One respondent reported living on an "Aunt's yard".
- 5.11 Households had an average of 4.1 family members. 73% of respondents described their ethnicity as Romany Gypsy, with the remaining 27% being Irish Travellers.

Views on size and facilities

- 5.12 All respondents reported having a single living unit, giving an average number of one caravan per household. 93% of respondents interviewed reported that their current accommodation provided them with enough living space. The one respondent who felt they didn't have enough space indicated that they would like a bigger caravan.

Previous accommodation experiences

- 5.13 When asked why they had come to live on their current site, people gave a variety of reasons (see Table 5.3 below). However, the most common reason was to be near family (seven people – 47%).

Table 5.3: Main reason for moving to the site

Reason	Number	Percentage
To be near family	7	47
Evicted	2	13
The children's education	2	13
Moved there with family	1	7
Work available	1	7
Overcrowded in previous accommodation	1	7
Land available to buy here	1	7

- 5.14 When asked what type of accommodation they had immediately before their current site, only two respondents (13%) indicated that they had been on the site all their adult life. The remaining 13 respondents had lived at various types of site and accommodation including unauthorised encampments (40%), private sites with planning permission (20%), a council run site (one respondent/7%), a transit site (one respondent/7%), a socially rented house (one respondent/7%) and a privately owned house (one respondent/7%). In terms of where previous site and/or accommodation was located, respondents had moved to their current site from a wide variety of places across Kent and South England including:

- Six from within Tonbridge and Malling
- Two from Braintree - Essex
- One from Maidstone - Kent
- One from Yalding - Kent
- One from Bromley - London
- One from Romford - London
- One from Luton - Bedfordshire

- 5.15 There is little correlation between living on unauthorised developments and the reasons these 13 respondents had for their leaving previous sites/accommodation, with two respondents unable to provide any reason. Table 5.4 details the reasons respondents gave for leaving previous accommodation.

Table 5.4: Reasons cited for leaving previous accommodation

Reason	Number	Percentage
Evicted from previous site/accommodation	4	31
Experienced harassment	2	15
Found land available to buy	2	15
To travel	2	15
For the children's education	1	8
No reason given	2	15

Accommodating visitors on their current site

- 5.16 Only one respondent reported hosting visitors, who would stay in their trailer but did not offer any further information as to who visited, for how long and at what times of year. One respondent also stated that hosting visitors was a problem for them and the reason given for this was that *“the council won’t let others come”*.

Length of time in the area and on the site

- 5.17 The majority of respondents at 87% reported living in the area (i.e. Tonbridge and Malling borough) for 10 years or over, with one respondent (7%) reporting having lived in the area for one to three months and another one respondent (7%) for one to three years. 40% of respondents have lived on their current site for ten years or more, followed by those who have lived on their site for one to three years (27%), five to ten years (20%). One (7%) respondent reports living on their site for three to six months whereas one respondent (7%) reports living there for three to five years.
- 5.18 When asked why they chose to live in the Tonbridge and Malling area, respondents cited a variety of reasons, see Table 5.5 below. The most common reasons however were having close family in the area (100%) and the availability of work (80%). When asked what the **one most** important reason is for staying in the area, the majority of respondents said it was because they born here (47%).

Table 5.5: Reasons for living in the area

Reason for living in the area ...	Number	Percentage
Have close family in the area	15	100
Work available in the area	12	80
Born/raised here	11	73
For the children’s education	10	67
Have extended family in the area	9	60
To look after family	4	27
Due to health reasons	1	7
Only place available	1	7

- 5.19 Just under two thirds of respondents (nine respondents) reported never leaving the area throughout the year, with the remaining third split between living in the area 41-51 weeks of the year (two respondents/13%) and for 31-40 weeks of the year (two respondents/13%). A further two respondents (13%) didn’t know how long they lived in the area throughout the year.
- 5.20 Two respondents reported having a base elsewhere, one being a private site with planning permission and one being bricks and mortar accommodation, both owned by the respondents’ parents. Neither respondent commented as to where their other base is located and one respondent did not comment as to how they used the base. For the respondent who was able to provide further information, the base was described as their permanent site from which they travel from:

“I’ve lived there all my life but I’ve fallen out with my Dad at the minute”

Travelling experiences

5.21 Two-thirds of respondents indicated that they never travelled (ten respondents), but had done so within the last five years. Two of these ten respondents (20%) stated that they didn't travel due to a relative being in prison: *"(we) stay here with Mam because my dad is in prison"* While another two respondents (20%) stated that they didn't travel due to their pursuit to obtain planning permission for their current site: *"(We're) trying to get permanent stopping here"*. A further one respondent (10%) claimed not to travel due to saving up to get married. When those respondents, living on unauthorised developments who never travel were asked specifically about health and education needs, the following was detailed by respondents as reasons they never travelled.

- Education reasons (seven respondents /70%)
- Health reasons (two respondents /20%)
- Because of old age (two respondents /20%)

5.22 The remaining five respondents stated that they travel a few times per year (and had done so in the last 12 months) with one caravan (four respondents/80%) two caravans (one respondent/20%) and with either no equipment (four respondents/80%) or one piece of equipment (one respondent/20%). In terms of the places visited, the five respondents named a number of unrelated areas including; Manchester, Leicester, Ireland, Milton Keynes, Romford and Southend. Additionally, the five respondents also tended to visit the fairs such as Cambridge, Stow and Appleby. When travelling, the five respondents tend to stop on a designated fair site (all respondents), with family on a private site (four respondents/80%), on the roadside in a country location (two respondents/40%) and with family on a council site (one respondent/20%).

5.23 When asked about reasons for travelling, respondents reported that they tended to travel for:

- Work (three respondents/60%)
- Fairs (five respondents/100%)
- To visit relatives (four respondents/80%)
- For family events (one respondent/20%)

5.24 Of these reasons for travelling, to visit the fairs tends to be the most important (three respondents/60%) followed by work (two respondents/40%) and to visit relatives (one respondent/20%).

Experiences of living in bricks and mortar accommodation

5.25 Four respondents (27%) interviewed indicated that they had lived in bricks and mortar accommodation at some point during their life. Two of these respondents (50%) had lived in a council rented house and two (50%) in privately owned houses. All four houses were located in different parts of Kent: East Malling, Paddock Wood in Tonbridge, Maidstone and Yalding. One respondent (25%) was born in bricks and

mortar accommodation and two respondents (50%) had moved there with their family. *“Born, raised and lived there with my parents”*. One respondent (25%) was ambivalent about their experience of living in bricks and mortar housing, while one respondent (25%) described it as ‘good’ and two respondents (50%) felt their experience was ‘very poor’. One respondent (25%) simply stated that they left because they *“didn’t like it”*, while the remaining three respondents (75%) report experiencing harassment during their time in a house.

Work

5.26 Respondents reported the following in terms of the employment status of family members on unauthorised developments:

- Seventeen in self-employment
- Three in employment
- Two unemployed and not looking for work
- Nine full time homemakers

5.27 Of the 20 family members either self employed or employed, 60% worked in Tonbridge and Malling, 5% in Dartford (one respondent), 10% in Sevenoaks (two respondents), 10% in Tunbridge (two respondents), 30% in Maidstone, 5% in Swale (one respondent), 5% in Canterbury (one respondent). Additionally, one respondent added that they work *“In most of the area”* and two respondents were unable to clarify where their husbands worked. No respondents indicated that they needed any space on their site for work related reasons. Two respondents cited that they had trouble accessing work due to literacy problems and negative views of Gypsies and Travellers among other local community members.

“Can’t read and write very well so it doesn’t help getting work and as soon as they know you are travellers they don’t like you working for them”

Health services and issues

5.28 The respondents were asked if they had access to the following health services: GP/health centre; health visitor; maternity care; A & E; and dentist. 87% of respondents indicated that they had sufficient access to all appropriate health services, with the remaining two respondents (13%) feeling it unnecessary to have access. One respondent (7%) stated that they access their GP in Yalding.

Unauthorised encampments

5.29 The presence and incidence of unauthorised encampments is often a significant issue that impacts upon local authorities, landowners, Gypsies and Travellers and the settled population. Due to the nature of unauthorised encampments (i.e. unpredictability, seasonal fluctuations, etc.), it is often very difficult to grasp a comprehensive picture of need for residential and/or transit accommodation without considering a range of interconnected issues. As discussed in Chapter 3, very few encampments have been recorded in the Caravan Count over the last five years, with

those that have been recorded, reported as 'tolerated'. Additionally, the Council reported that there were no unauthorised encampments in Tonbridge and Malling during the study period. However, an interview with a household who currently have no permanent authorised site in Tonbridge and Malling detailed that they live on unauthorised encampments in Tonbridge and Malling and as such this interview was used to record resident feedback.

- 5.30 The Council indicated that they had a written policy for managing unauthorised encampments. It was indicated that an officer from the Council would normally be the first person to contact Gypsies and Travellers on unauthorised encampments.
- 5.31 The Council had very little record of encampments in the area and could only provide broad information for 2011 and 2010, indicating no encampments in 2011 and somewhere between one and five encampments in 2010.
- 5.32 Based on the last five years, it was felt that there was only likely to be one encampment in the area at any one time and that they were most likely to be in transit, usually travelling without horses. There was no clear indication as to whether there is any seasonality to the encampments found in the area. The council believes that unauthorised encampments are most likely to remain broadly the same in the next five years.
- 5.33 Kent County Council report that, to their knowledge, there have not been any unauthorised encampments for quite a while and furthermore, Kent County Council would only deal with unauthorised encampments if they were to park on land owned by Kent County Council or on highways land in Kent. The following comment was provided by a key officer at the Gypsy and Traveller Unit at Kent County Council:

“There are not any encampments which I am aware of which are still in Kent, or moving around in Kent. (The individual LAs) deal with the encampments which are parked on their own land. We won't necessarily get any calls or have any information regarding encampments which are not on our land, the councils will deal with these themselves”

Unauthorised encampments: survey findings

- 5.34 During the period of fieldwork we received no reports of any unauthorised encampments occurring across the borough. The fieldwork team did consult with a household who was accommodating themselves on unauthorised encampments across Tonbridge & Malling. This household was a Travelling Showperson family – and as such the issues arising from this interview are detailed in the Tonbridge and Malling GTAA part two report for Travelling Showpeople.

6 Gypsies and Travellers in social and private bricks and mortar accommodation

6.1 The numbers of Gypsies and Travellers currently accommodated within bricks and mortar accommodation are unknown, but potentially large. Movement to and from housing is a major concern for the strategic approach, policies and working practices of local authorities.

Estimating the size of Gypsy and Traveller population in bricks and mortar housing

6.2 None of the stakeholders that were consulted nor members of the local Gypsy and Traveller communities in Tonbridge and Malling were able to accurately estimate the size of the Gypsy and Traveller population in bricks and mortar accommodation.

6.3 The Commission for Racial Equality's 2006 report, *Common Ground: Equality, good race relations and sites for Gypsies and Irish Travellers*, suggested that the housed population was around three times the number of trailer-based populations. However, using a multiplier of three times the site population may be excessive in the absence of definitive evidence of the size of the population. Consequently, a number of other sources are pursued in order to provide some indication as to the size of the population in bricks and mortar accommodation.

6.4 Tonbridge and Malling Borough Council indicated the following:

- Gypsies and Travellers are specifically referred to in their current housing and homelessness strategies;
- The council cannot provide an indication of the possible total population of Gypsy and Travellers living in bricks and mortar accommodation of any kind;
- Gypsies and Travellers are identified in ethnic records and monitoring of social housing applications and/or allocations;
- There are currently ten applicants who ascribe as being a 'Gypsy or Traveller' registered for social housing;
- There were two households re-housed who ascribed as being a 'Gypsy or Traveller' during 2011;
- There was one homelessness application from a household who was ascribed as being a 'Gypsy or Traveller' in the last 12 months. The reasons recorded for presenting as homeless were: loss of existing site and domestic violence. The following approach applied to Gypsies and Travellers going through the homelessness process:

"Housing Options service provide interviews and assist with applications, and supply temporary accommodation where required and (there's) Supporting People Floating Support for finance assistance"
- Drawing upon their experience, the council believes the three main reasons for Gypsy and Traveller community members moving into bricks and mortar accommodation to be; health reasons, an inability to find stopping places when travelling and inability to secure a pitch on a site;

- The council were not able to provide any information in terms of what Gypsy and Traveller community members are most likely to approach the council for;
- The council do not know whether the number of Gypsies and Travellers moving into social housing had changed over the last five years;
- The council do not know whether the number of Gypsies and Travellers moving into social housing would change over the next five years;
- There is no information on Gypsies and Travellers living in private housing in Tonbridge and Malling in terms of numbers, concentrations and areas; and
- The last GTAA carried out for West Kent in 2006 interviewed 29 respondents living in housing and found that the majority had lived in socially rented accommodation for a number of years. Generally, respondents had positive perceptions of their accommodation.

6.5 In order to engage with households in bricks and mortar accommodation, the Community Interviewers deployed three main strategies:

- They utilised their own extensive social networks in order to find people who lived in houses;
- They asked respondents from trailer-based accommodation to pass on the details of people living in houses who would be agreeable to be interviewed; and
- They utilised snowball sampling techniques (asking respondents from housing to recommend other similar households to engage with).

6.6 Engaging with households in bricks and mortar accommodation appeared unproblematic and more interviews could have been achieved, given more time. This leads us to assume that the households we interviewed constitute only a proportion of the entire population in bricks and mortar housing. Therefore, as a pragmatic working assumption, which allows for a reasonable consideration of need arising from households in bricks and mortar, we assume we have interviewed 50% of the actual bricks and mortar-based population. Therefore, by doubling the number of interviews attained, we posit that there are thirty-eight households living in bricks and mortar in Tonbridge and Malling.

6.7 As it is unlikely that we have spoken to all, or indeed half, of the bricks and mortar population it should be noted that this may be an understatement of the number of Gypsies and Travellers living in housing. This estimate is based on the best information available at the time of the assessment and our extensive experience of carrying out Gypsy and Traveller Accommodation Needs Assessments in other areas. A more accurate estimation of the numbers of Gypsies, Travellers and Travelling Showpeople in houses will only be possible when a number of issues are resolved:

- Specific data from the Census 2011 is available;
- Gypsies, Travellers and Travelling Showpeople feel able to disclose their ethnic group in monitoring forms;
- Gypsies, Travellers and Travelling Showpeople feel able to disclose their ethnic group to the wider community.

6.8 Until some of the above issues are resolved, estimates based on the informal knowledge of stakeholders and the experiences of fieldworkers, such as those in this study, will be the only and best source of evidence. It is recommended that the issue of housed Gypsies and Travellers is revisited in more detail in future studies of this type.

Living in bricks and mortar accommodation: survey findings

6.9 A total of 19 people were interviewed in bricks and mortar accommodation; 13 (68%) were living in socially rented accommodation, one (5%) in private rented accommodation, and five (26%) owned their house. Nine respondents (47%) indicated that they owned one caravan. Households were most likely to have five family members, with two households (10%) having members aged over 60, five households (26%) having children 0-5, 11 households (53%) having children aged 6-10 and nine households (47%) having children aged 11-16. All of the respondents living in socially and privately rented housing described their ethnicity as Romany Gypsy, along with two of those living in their own house. A further three respondents living in privately owned accommodation described their ethnicity as Travelling Showpeople.

Views on size of property

6.10 Respondents tended to live in two or three bedroom properties, with three bedrooms being the average. Three respondents (16%) reported that they did not have enough space in their current home; one from each rented tenure type. One respondent currently living in a socially rented property indicated that they needed more bedrooms, with the two respondents in privately rented and owned accommodation indicating they needed more outside space. The remaining 16 respondents (84%) were satisfied with the amount of space in their home. Over half of respondents indicated that close family and friends came to stay with them for 1-2 weeks over the holiday periods, with half of those visitors staying in the respondent's home and half bringing their own trailer to stay in.

"Just different friends and family for about 1-2 weeks at different times throughout the year"

"My mother-in-law comes for two weeks at Christmas"

6.11 Only one respondent (5%) felt hosting visitors to be a problem due to lack of room at their privately rented house.

Previous accommodation experiences

6.12 When asked why they came to live in a house, people gave a variety of reasons (see Table 6.1 below). The most common reasons were to be near family (16%) and due to lack of sites (16%).

Table 6.1: Main reason for moving to the house

Reason	Number	Percentage
To be near family	3	16
Lack of sites	3	16
Overcrowding	2	11
Born there	2	11
Moved there with family	2	11
To look after family	1	5
There was an opportunity to buy the house	1	5
The children's education	1	5
Convenient	1	5
Family problems	1	5
Needed more space than at previous house	1	5
Harassment	1	5

- 6.13 Table 6.2 below shows the type of accommodation respondents had immediately before their current house. As can be seen in table 6.2 below, the majority at 26% (five respondents) had lived in their current property all of their adult life. Of those who had moved to their current home from somewhere else, a range of accommodation types were named, with unauthorised encampments being most common (four respondents/21%). With regards to where people had moved from, the four that had previously socially rented a property had moved from Maidstone (one person), Paddock Wood in Tunbridge Wells (one person), Tonbridge and Malling (one person) and Woolwich (one person). One respondent indicated that they had previously lived on a council run site in the area. Those who had previously lived on unauthorised encampments and unauthorised developments were unable to say where they had moved from.

Table 6.2: Previous accommodation

Previous accommodation	Number	Percentage
Been here all my life	5	26
Unauthorised encampment	4	21
Another house	4	21
Council site	3	16
Private site with planning permission	2	11
Unauthorised development	1	5

- 6.14 Of the 14 respondents who had previously lived somewhere else, the following reasons were given for leaving their previous accommodation and moving into their current house: there was a vacancy (two respondents/14%); overcrowded conditions in previous accommodation (two respondents/14%); didn't like previous area; (two respondents/14%); eviction (one respondent/7%); to be near family (one respondent/7%); harassment at previous property (one respondent/7%).

"Don't like the house, no room for my lorry or trailers and the neighbours didn't like us"

"The place was getting really bad with drugs and the people weren't very nice"

6.15 Six of the 19 respondents (32%) had also lived in another house at some point during their life; two in Maidstone, one in Paddock Wood-Tonbridge, one in West Malling and one in Woolwich. One respondent had moved there with family, while two had moved into bricks and mortar accommodation due to there being properties available to rent and two had moved to a house due to lack of sites.

Length of time in the area and in the house

6.16 89% of those currently living in bricks and mortar accommodation indicated that they had lived in the area for ten years or more, with 84% being born in the area; one respondent (5%) had lived in the area for five –ten years and one (5%) for three –five years. The main reason for staying in Tonbridge and Malling was having family living in the area (95%) or being born/raised here (84%) (see Table 6.3 below).

Table 6.3: Main reason for living in Tonbridge and Malling

Reason	Number	Percentage
Close family living in the area	18	95
Born/raised here	16	84
Extended family in the area	15	79
Children’s education	11	58
Work available in the area	8	42
Own/family members health	7	37
To look after family	6	32
Lack of sites	4	21
Convenient	1	5
Only place	1	5

6.17 With regards to length of time in their current house, nine respondents indicated that they had lived there for ten years or more (47%); five respondents had lived there for between five and ten years (26%); three respondents had lived there between three and five years (16%); one respondent between one and three years (5%) and one respondent for three to six months (5%).

6.18 With regards to how many weeks of the year they usually live in the Tonbridge and Malling area, nine respondents (47%) indicated that they never leave; seven respondents (37%) indicated that they left the area for between one and ten weeks per year; one respondent leaves the area for between ten and twenty weeks a year (5%), one respondent leaves the area for between twenty and thirty weeks a year (5%)and one respondent indicated that they did not know how many weeks per year they lived in the area (5%). One respondent who currently owns a bricks and mortar property also owns a privately owned site in Southend, from which they are based for part of the year.

Travelling experiences

6.19 Ten respondents (53%) indicated that they never travelled. The reasons for never travelling were identified as:

- Due to educational needs - five respondents (50%)
- Due to their or a family member's health - four (40%)
- Due to their or a family member's older age - three (30%)
- Some respondents also gave individual reasons:
 - *"not being able to drive"*
 - it being *"eleven years since they last travelled"*
 - the fact that they *"just used to go to the fairs"*

6.20 Nine respondents in bricks and mortar accommodation, with the majority travelling either once a year (four respondents/44%) or a few times per year (four respondents/44%). When asked where they tended to go to, all of the respondents made reference to travelling to the fairs (for example, Appleby, Stow, Cambridge and Star Pane Fair). Additionally, respondents detailed travelling to a variety of different places with a trend to travel to seaside resorts in the south of England such as Brighton, Eastbourne, Bournemouth and Bognor Regis. Three respondents (33%) travelled with no caravans; two (22%) travelled with one caravan and one (11%) travelled with two caravans; the remainder did not provide information on how many caravans they travelled with. Three respondents (33%) indicated that they travelled with one to two pieces of equipment.

6.21 All nine respondents had travelled in the last twelve months and this was primarily to attend a fair (six respondents/67%), for a holiday (four respondents/44%), for work (three respondents/33%) or to visit relatives (one respondent (11%), with the **most important** reason being to attend a fair (44%), followed by travelling for work (33%). When travelling, over half of respondents stay in a designated fair site (56%), with four respondents (44%) staying at a caravan park, three respondents (33%) staying on a country roadside, one (11%) staying in a farmer's field and one (11%) staying on a Show People site.

Work

6.22 Respondents reported the following in terms of the employment status of family members living in bricks and mortar accommodation:

- Twenty one in self-employment
- Four in employment
- One unemployed and looking for work
- Three unemployed and not looking for work
- 11 full time homemakers

- 6.23 Of the 25 family members either self employed or employed, 52% worked in Tonbridge and Malling, 16% in Dartford, 4% in Sevenoaks (one respondent), 4% in Tunbridge (one respondent), 28% in Maidstone and 4% abroad (one respondent). Additionally, one respondent added *“My sons work all over, I work part time in Malling”* and *“my husband buys and sells cars so he works all over”*. One respondent indicated that they needed more space at their house as they *“would like a driveway or more room to park the van or cars I buy”*. Three respondents (12%) cited that they had trouble accessing work due to literacy problems and negative views of Gypsies and Travellers among other local community members.

“I am looking for part time work. I find that most places need you to read and write. I can’t”

“Once I was put out of a job because they found out I was a Traveller”

Health services and issues

- 6.24 The respondents were asked if they had access to the following health services: GP/health centre; health visitor; maternity care; A & E; and dentist. All respondents indicated that they had sufficient access to these services; where households said that they did not currently have access, this was because the service was not relevant to them (for example, two respondents indicated that maternity care was not relevant). No one indicated that they had any problems with access to these services.
- 6.25 Please note, preferences for housing and future accommodation plans and preferences are addressed in Chapter eight

7. Travelling

7.1 In order to shed some light on the travelling patterns and experiences of Gypsies and Travellers throughout the Study Area, respondents were asked about a range of issues associated with travelling.

7.2 One of the most important issues to gain some information on was how frequently households travelled. The vast majority of people reported that they never travelled or travelled seasonally, which generally means for short periods during the summer months. Table 7.1 breaks this down by accommodation type.

Table 7.1: Frequency of travelling by current accommodation type

Frequency	Socially rented sites		Private sites (perm)		Unauthorised developments		Bricks & mortar	
	No.	%	No.	%	No.	%	No.	%
Every day or so	-	-	-	-	-	-	-	-
Every week	-	-	-	-	-	-	-	-
Every month	-	-	-	-	-	-	1	5
Every month or so	-	-	1	20	-	-	-	-
Few times a year	4	31	-	-	5	33	4	21
Once per year	1	8	-	-	-	-	4	21
Never	8	62	4	80	10	67	10	53

Base: 56 respondents providing information

7.3 Generally this appears a slightly more static population than a number of other areas in which the researchers have worked where residents from all accommodation types, but particularly households on private sites and in bricks and mortar housing, appear to travel more often (e.g. Cumbria, Tees Valley, Merseyside etc.). However, it is common in GTAAs across the country (i.e. the North of England and Midlands) for large numbers of residents to report that they 'never' travel.

7.4 In order to understand accommodation need under the planning definition for Gypsies and Travellers (see Chapter 2) it is necessary to determine the specific reasons for why people no longer travel. We asked those who said they never travelled to tell us why, which resulted in some diverse responses. Table 7.2 looks at the proportion of people not travelling for reasons of health, education or older age.

Table 7.2: Reasons given for never travelling

Reason	Percentage
Your, a family member or a dependent's health	31
Your, a family member or a dependent's educational needs	66
Your, a family member or a dependent's older age	22
Other reason	41

Base: 32 respondents providing information. Respondents could submit multiple responses in order to best explain their situation.

- 7.5 A total of 41% of respondents who reported that they 'never travelled' said that this was because of 'other' reasons. Such reasons were diverse with many people providing responses that suggest that a lack of travelling is due to the changing nature of the travelling way of life:

"just don't travel"

"Can't drive"

- 7.6 A number of other people simply described themselves as '*settled*' or needing to stay in the area for a specific reason. This is namely to try and gain planning permission for the site they are currently living on or because of a need to stay close to family members.
- 7.7 For those who did travel, however, we asked them where they liked to go. This was an open question designed to allow respondents to mention three of the places they visit most frequently. The most common destination seemed to be Appleby Fair in Cumbria or a number of other traditional horse fairs across the UK. Places such as towns in the East of England as well as South and South East coastal resorts were very common responses. It is difficult to ascertain and quantify a specific travelling pattern from these responses; however, it seems that there was a preference for remaining in the 'South' of England, with the exception of annual visits to Appleby Fair in Cumbria.
- 7.8 For those people who still travelled, there was a wide variation in how many caravans/trailers they travelled with from one to four, with the vast majority at 76% travelling with just one caravan.
- 7.9 Of the 25 people who said they still travel to a certain extent, 71% of these had travelled at some point in the past 12 months. In terms of why they travelled, respondents cited attending fairs as the main reason followed by 'work' and for 'a holiday'.

8. Future accommodation, household formation and accommodation affordability

8.1 This chapter looks at a range of issues including the movement intentions of the sample, the formation of new households, the concealment of existing ones and the accommodation intentions of the Gypsy and Traveller population. These factors are key drivers in the assessment of accommodation need within Tonbridge and Malling. The findings from the survey are presented here and how this then translates into 'need' is discussed in Chapter 9.

Future accommodation intentions

8.2 Table 8.1 shows the movement intentions of the households interviewed in Tonbridge and Malling.

Table 8.1: Movement intentions

Intention	All		Socially rented sites		Unauthorised developments		Private sites (perm)		Bricks & mortar	
	No.	%	No.	%	No.	%	No.	%	No.	%
Immediate move	1	2	-	-	-	-	-	-	-	-
In the next 12 months	2	4	-	-	2	13	-	-	-	-
In the next 1-2 years	1	2	-	-	-	-	-	-	1	5
In the next 2-5 years	1	2	-	-	-	-	-	-	1	5
Need to move but not sure when	2	4	-	-	1	7	-	-	1	5
Stay indefinitely	7	13	12	92	1	7	1	20	3	16
Have no plans to move	40	71	1	8	10	67	3	60	13	68
Other	2	4	-	-	1	7	1	20	-	-

8.3 As can be seen from Table 8.1, 71% of respondents had firm intentions to stay in their current accommodation and a further 13% had no plans to move. Those living on socially rented sites were particularly likely to say that they intended to stay in their current accommodation indefinitely (92%).

8.4 The majority of those currently living on unauthorised developments stated that they intended to stay on their current site indefinitely or had no plans to move (74%). Two respondents explained their inability to give a precise answer to how long they intended to stay on their current site, and in both cases, was due to their desire to achieve planning permission: *"we need permanent housing, not temporary"*, *"we would like to stay here but can't get permanent planning, only temporary"*.

8.5 In terms of respondents from other types of sites and housing who also gave other responses to how long they intended to stay, one respondent currently living on a private site with planning permission, stated that they are currently trying to get planning permission for a piece of land adjoining his site and one respondent currently privately renting a house indicated *"we are looking for land now"*.

- 8.6 Of the seven respondents who indicated that they had a plan to move, as previously detailed, the one family currently living on an unauthorised encampment needs to move immediately to an identified preferred pitch for the sake of their children's education and for work reasons. Of the two respondents currently living in socially rented bricks and mortar accommodation indicating a need to move, both stated that they planned to move to a vacant pitch on a preferred site, with one indicating that they planned to purchase a pitch and one indicating that they were currently living in overcrowded conditions. Of the three respondents stating a need to move, currently living on an unauthorised development, two indicated plans to move for work, to travel and get married and one respondent also stated that they needed their own independence. The one respondent living in a privately rented house currently looking to buy land, was doing to so for health reasons and to move closer to family members.
- 8.7 In terms of the **one main** reason for needing to move, of the three respondents living on unauthorised developments, two said it was because they were getting married, while the third respondent indicated it was because of the absence of planning permission at their current site. Of those respondents living in socially rented bricks and mortar accommodation, one felt their main reason for needing to move was due to their current overcrowded living conditions, while another stated an intention to buy their own land. Similarly, the respondent currently living in a privately rented house also intended to buy land. The one respondent from an unauthorised encampment gave their main reason for needing to move as the fact that they currently own a vacant pitch, which they would like to move on to.

"My parents have permanent stopping for their trailers, we need them to allow a few more so all of us can stay together. The ground is plenty big enough for this. If they refuse this I will have to move and there is nowhere else for me to go except the roadside. I would not go back onto a council site round here again because of my children. I don't want them learning about drugs. When they [parents] bought the ground it was for all of our family to settle down and get off the roadside and so we always have somewhere safe and to call home"

"I'm staying on here with my Uncle because I and my Dad fell out over 2years ago. I am getting married next year so I'm not sure where we will move to. I wouldn't go on that new site they're offering at Coldharbour as it's full of drug takers and I don't want to live round that. I don't think anyone would want to live there. If I make up with my Dad I can pull onto his land at Yalding"

"We will not go on council sites because we don't like the way they are run and there is a lot of non-travellers on them and a lot of drugs. If we are made to move we will go on the side of the road because there is nowhere else round here"

"Just hope we don't have to move but I think we will because they won't pass the land. I might put my name down for one of the sites. I really do wish we could stay here"

- 8.8 Of the seven respondents who indicated a need to move, five (72%) indicated that they planned to stay in Tonbridge and Malling, with two (29%) (both from unauthorised developments) stating that they didn't know at this time whether they would stay, with one respondent stating "not sure yet, will be up to my husband". One respondent currently living in socially rented bricks and mortar accommodation detailed that they are looking to move to either one of the council run sites, a council run site outside of Tonbridge and Malling, their own private site, to buy land or to "a house with land". The respondent currently privately renting is also planning on buying land, whereas the respondent living on an unauthorised encampment is hoping to achieve planning permission for the site they currently own in Tonbridge and Malling, but in the event of this not being achieved, wishes to move to another private site with planning permission.
- 8.9 From the five respondents who intend to stay in Tonbridge and Malling, four respondents were able to provide the following reasons:
- Have close family in the area (three respondents)
 - Have extended family in the area (three respondents)
 - For the children's education (two respondents)
 - Born in the area (one respondent)
 - For health reasons (one respondent)
 - Due to old age (one respondent)
 - For work (one respondent)
 - It's a convenient location (one respondent)
 - To look after family (one respondent)
- 8.10 Interestingly, all four respondents cited completely different responses for their one main reason for wanting to stay in the Tonbridge and Malling area with one (socially renting) having close family in the area, one (socially renting) needing to be in the area for the children's education, one (privately renting) needing to look after a family member and one (unauthorised encampment) needing to be in the area due to its convenient location for work. However, three of the respondents indicated that there isn't appropriate accommodation for them to move to, and one stated that they didn't know whether there was appropriate accommodation for them to move to or not.

Household concealment

- 8.11 Two respondents reported concealed households (i.e. separate households living with them and are in need of immediate accommodation). One of these households is on a private site with planning permission and reports having one family member – a 17 year old son – in need of separate accommodation, while the other is living in socially rented bricks and mortar accommodation and reports having one 14 year old daughter who needs her own accommodation.

- 8.12 The respondent living on a private site with planning permission would like to accommodate their additional household in a trailer on their pitch. They indicate that they have the room to do this, but would need planning permission. The respondent living in socially rented bricks and mortar accommodation, would like to accommodate their additional household in a trailer in their back yard, but would need their landlord's permission to do so.

Household formation

- 8.13 Respondents were also asked whether there were people living with them who were likely to need their own separate accommodation in the next five years (i.e. by 2017). One household reported that their daughter required site based accommodation but from further analysis it appears the daughter did not live with the respondent. Regardless, this respondent felt that this family member would need to live in Tonbridge and Malling on their pitch with them and they have enough room for them to do so. However, they indicated that they would need to seek planning permission for this. A further six respondents indicated that they did not know if anyone within their household would require separate accommodation. However, it should be noted that three of these households had children in the 11 to 16 age range.

Accommodation affordability

- 8.14 In order to explore issues of accommodation affordability we asked respondents if they could afford to purchase any of the following: a pitch on a private site with planning permission; a pitch on a private site without planning permission; land to be developed into a site.
- 8.15 12 respondents (92%) living on the socially rented sites indicated that they could not afford any of these options. One (8%) said the issue was not relevant to them. Of those respondents, one respondent commented *"if you find land, they won't let you buy it"* while another simply commented that they were *"not planning on moving"*.
- 8.16 Of the 15 respondents living on unauthorised developments, seven (47%) stated that they would not be able to afford to purchase any type of land or site and the remaining eight respondents (53%) felt that the issue was not relevant to them and this was mainly due to them currently owning land for which they are trying to gain planning permission. One respondent also commented that they are *"too young to settle down yet"*.
- 8.17 The respondent currently living on an unauthorised encampment indicated that they could only afford to purchase a site with planning permission. As a site with planning permission is likely to be more expensive than one without planning permission, there are two likely explanations as to why the respondent has responded in this way. It may be that this is the only type of site that the respondent would consider purchasing as well as the type of site they consider affordable. Alternatively it could be that the respondent anticipates that there would be additional costs in gaining planning permission.

8.18 Three of the four respondents (75%) currently living on a private site with planning permission felt that being able to afford to buy any of these types of land or sites was irrelevant to them, and the evidence - supplied by the two respondents who provided further explanation for this – suggests that this is due to their being settled and content with their current site.

8.19 Of the 19 people living in bricks and mortar accommodation, five respondents (26%) said they could afford to purchase land with planning permission for a site or land to be developed into a site and a further four respondents (21%) said they could afford a pitch on a private site without planning permission. The occurrence of the ability to afford these types of land and sites was particularly high amongst those respondents who owned their own properties. Ten respondents (53%) said they could not afford any of these options, all of whom were living in socially rented properties. Four respondents indicated that the issue was not relevant to them and reasons for this was mainly due to being happy and settled in their current house;

“I and my husband have separated so I moved back with my parents to the site but it got overcrowded so I got this little house and I love it. Can’t drive but everything is close - shops, GP, school. I am learning how to drive so I can take my kids to the fairs. My kids are all going to school to get a good education. I would move onto the site with my family but no room on that site so I’m going to stay here for now”.

“My husband didn’t like being on the site anymore. Too many younger couples getting on there with their children had no respect for older people or their property. The parents didn’t care what they got up to so we have moved into this house”. One respondent also indicated that they “would like to buy this house from the council”.

8.20 One respondent (33%) of the three living on a Travelling Showpeople Site stated that they could not afford any of these types of sites, while the remaining two (66%) felt the issue to be irrelevant to them. Again, on both accounts this was due to being settled and happy on the current site, with no plans to move; *“not planning on moving. It’s a family ground and business”.*

8.21 Respondents were also asked how much they paid per month in rent or mortgage for their current accommodation (see Table 8.2). The majority of respondents - on sites and in bricks and mortar accommodation - were paying between £60 and £89 per week¹⁴.

¹⁴ Tonbridge and Malling Borough Council indicated that this information does not tally with the number of single and double pitches and the known rent levels on the socially- rented sites. It is possible that there is some confusion over rent levels amongst site residents. Rents on socially rented sites in Tonbridge and Malling are £50.74 for a single pitch and £76.07 for a double pitch.

Table 8.2: Rent/mortgage level (weekly)

Rent/mortgage	All tenures		Socially rented sites		Unauthorised encampments		Unauthorised developments		Travelling Showpeople		Bricks & mortar	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
£30 - £59	2	4	2	15	-	-	-	-	-	-	-	-
£60 - £89	8	15	7	54	-	-	-	-	-	-	1	5
£90 - £119	10	19	-	-	-	-	-	-	-	-	10	53
£120- £149	1	2	-	-	-	-	-	-	-	-	1	5
£150 - £179	1	2	4	31	-	-	-	-	-	-	1	5
Don't know	6	11	-	-	-	-	-	-	-	-	2	10
Prefer not to say	2	24	1	2	-	-	-	-	-	-	2	10
Don't pay rent/mortgage	23	43	-	-	1	100	14	100	3	100	2	10

Note: excludes one non response

Note about affordability

8.22 It is worth noting that a diversity of socio-economic situations is present amongst the Gypsy and Traveller communities, from the moderately wealthy to very poor families. Although obtaining empirical evidence on the economic circumstances of Gypsies and Travellers is very difficult it is well established that Gypsies and Travellers are amongst the most culturally, socially, physically and financially excluded in society. A number of families will always be able to afford to purchase or rent pitches at market rates. However, in line with the rest of society, other sections of the communities will be excluded from accommodation provided at market rates and will require additional support to access safe and secure accommodation in line with their cultural needs. The absence of a range of tenure to address this diversity of socio-economic circumstances may lead to a perpetuation and possible increase in hidden homelessness.

9. An assessment of accommodation need

9.1 Irrespective of the proposed change in policy targeted at resolving Gypsy and Traveller accommodation issues there are no signs that the growth in the Gypsy and Traveller population will slow significantly. Research from the Equalities and Human Rights Commission (EHRC) has indicated that around 6,000 additional pitches for Gypsies and Travellers are immediately required nationally to meet the current shortage of accommodation within England.¹⁵

A note on the assessment of accommodation need

9.2 Despite all local authorities across England completing a first round of Gypsy and Traveller Accommodation Needs Assessments (GTAAs) over the 2006-2009 period, the methods of assessing and calculating the accommodation needs of Gypsies and Travellers are still developing. The model drawn upon here derives from a number of sources including:

- The Guidance on Gypsy and Traveller Accommodation Assessments¹⁶
- Guidance for Regional Planning¹⁷
- Knowledge and experience of assumptions featuring in other GTAAs and results of EiP tests of GTAAs
- The emerging messages arising from the recent CLG consultation document *'Planning for Travellers'*

9.3 In a move from the first round of GTAAs, this assessment has focused more closely on two issues, the constitution of local and historic need and the need for site-based accommodation. In terms of addressing local and historic need this assessment has measured this by:

- Surveying households resident within Tonbridge and Malling , as opposed to extrapolating trends and findings from households resident outside the authority; and
- Drawing upon empirical primary research within Tonbridge and Malling as opposed to developing projections based upon trends within the Caravan Count. Via a process of triangulation, records are brought together with survey responses on issues such as unauthorised sites, concealed households, etc. to develop a robust assessment of need. Similarly, an empirical assessment of local likely future needs is made possible via the comprehensive survey of households. Together these factors represent the latest position on historic demand

¹⁵ See Brown, P., Henning, S. and Niner, P (2010) *Assessing local housing authorities' progress in meeting the accommodation needs of Gypsy and Traveller communities in England and Wales : Update 2010*, Equality and Human Rights Commission.

¹⁶ CLG (2007) *Gypsy and Traveller Accommodation Assessments – Guidance*, London: HMSO.

¹⁷ CURS, SHUSU and CRESR (2007) *Preparing Regional Spatial Strategy reviews on Gypsies and Travellers by regional planning bodies*, London: CLG, online at:

http://webarchive.nationalarchives.gov.uk/+http://www.communities.gov.uk/pub/209/PreparingRegionalSpatialStrategyreviewsonGypsiesandTravellersbyregionalplannings_id1508209.pdf

9.4 This study has taken a thorough assessment of the need arising from all accommodation types present at the time of the survey. As such this assessment of need should be regarded as a reasonable and robust assessment of need upon which to base planning decisions in the future.

9.5 Table 9.1 below contains the requirements for net additional pitches that need to be developed to meet the measured need. Accommodation need has been considered in this assessment by carefully exploring the following factors:

Current residential supply

- Socially rented pitches.
- Private authorised pitches.

Residential need 2012 – 2017

- Temporary planning permissions, which will end over the assessment period
- Concealment of households
- Allowance for family growth over the assessment period
- Need for authorised pitches from families on unauthorised developments
- Movement over the assessment period between sites and housing
- Whether the closure of any existing sites is planned
- Potential need for residential pitches in the area from families on unauthorised encampments
- Movement between areas
- Overcrowding of sites

Additional supply 2012 – 2017

An additional 18 pitches are being developed on the Coldharbour Lane Site.

9.6 The requirements are presented in summary form in Table 9.1 below. This table details the accommodation and pitch need. Each element is explained in greater detail below. **All figures relate to pitches not sites.**

Table 9.1: Summary of Gypsy and Traveller accommodation and pitch need (2012 -2028)

Element of supply and need		Accommodation Need/Supply Total (households) ¹⁸
Current residential supply		
1	Socially rented pitches	24
2	Private authorised pitches	5
3	Tolerated or Lawful sites	7
4	Total authorised/tolerated or lawful Gypsy and Traveller pitches	36
Residential pitch need 2012 –2017		
5	End of temporary planning permissions	2
6	Concealed households	0
7	New household formation	2
8	Unauthorised developments	10
9	Net Movement from housing to sites	8
10	Closure of sites	0
11	Unauthorised encampments	0
12	Movement between areas	0
13	Residential pitch need (2012 –2017)	22
14	Supply (2012 - 2017)	18
15	Residential pitch need (2012 – 2017)	4
16	Residential pitch need (2017 – 2022)	7
17	Residential pitch need (2022 – 2027)	8
18	Residential pitch need (2027 – 2028)	2
19	Total Residential pitch need (2012–2028)	21

Note: For pragmatic reasons these figures have been rounded to the nearest whole pitch

Explanation of the need requirement elements

Current residential supply

9.7 **Row 1:** The number of households on socially rented sites provided by local authority information.

9.8 **Row 2:** The number of pitches on private authorised sites provided by local authority information.

¹⁸ This equates to a single family unit or household defined broadly as a group of people who regularly live and eat together, but not necessarily in one caravan. On Gypsy and Traveller sites, this is assumed to equate to a 'pitch'; in housing, to a separate dwelling.

9.9 **Row 3:** The number of pitches estimated to be on the tolerated or lawful sites (Hoath Wood and Church Lane) from information provided by the local authority and applying the 1.7 caravan to pitch ratio. However, there are a number of issues which should be taken into consideration. Firstly, the number of households on the sites could be more than estimated. We used the 1.7 caravan to pitch ratio this assumes households own varying numbers of caravans i.e. 1-3. However, from the households we interviewed there was a tendency to possess a single caravan. As we were unable to produce a 100% census of these sites the actual number of people on the sites should be monitored in order to ensure accurate data is being used. Secondly, incorporating these sites into supply serves the purpose of illustrating the 'lawful/tolerated' status these sites have for the local authority and that there will be no future pursuit of enforcement on the households occupied there. However, this does not mean the same as acknowledging the current planning status as being appropriate. Households occupied there are in need of regularised accommodation and an ability to improve the conditions in which they live. The local authority should seek to work towards addressing these issues as soon as is practicable.

9.10 **Row 4:** The total number of authorised/lawful pitches within Tonbridge and Malling.

Residential pitch need 2012–2017

9.11 **Row 5:** The number of pitches which have temporary planning permission due to expire within the assessment period. This equates to two households.

9.12 **Row 6:** The number of concealed households occupying existing accommodation who require independent accommodation within Tonbridge and Malling.

Pitch requirement from concealed households

Finding: The survey suggested that there were currently two concealed households across the sample. Survey findings suggest that these households require accommodation in the form of trailers, to be accommodated on existing pitches, as opposed to the creation of new pitches. Information from the Tonbridge and Malling Borough Council indicated that there were no households who were currently doubled-up on the existing socially rented sites.

Calculation: No allowance in the form of additional pitches has been made although it has been noted that accommodation need can be dealt with by adjusting the planning consent for these households where appropriate.

9.13 **Row 7:** This is the number of pitches required from new household formation.

Pitch requirement from new households forming

Finding: Drawing upon the information contained within Chapter 7, the survey showed that there were no households who required their own separate accommodation in the next five years. However, six households were unsure if their family members would require additional accommodation over this period.

Assumption: It is unlikely that there will be no household growth in the next five years due to the presence of older children in a number of the households. Three households had children in the 11-16 age group. Two of these households were in housing and one household was on a site. We assume the children from households in bricks and mortar would continue to live in housing and the site based household would require site based accommodation.

Calculation: One household is the equivalent to 8% of the sample of households on sites. Grossed to the whole population of households on sites = **two households**.

9.14 **Row 8:** This is the level of need arising from current unauthorised developments. Since these sites are, by definition, unauthorised, these households are in need of authorised, legal accommodation, whether through the granting of planning permission, the provision of other accommodation options or the provision of accommodation elsewhere. This equates to a need for ten pitches in the district.

9.15 **Row 9:** This is the estimation of the flow from sites to houses and vice versa.

Movement between housing and sites

Movement from sites to housing: No site-based households expressed an intention to move into bricks and mortar accommodation.

Movement from housing to sites: The survey data did not indicate a particular immediate need for pitches from households in bricks and mortar housing. However, one household had their name on a site waiting list and two households were actively looking for land to move onto to develop into a site. Three households is the equivalent to 16% of the sample from bricks and mortar housing.

Assumptions:

- Responses in the survey suggest that it is likely that there will be some movement from housing to sites over the assessment period.
- Assume upon the creation of more pitches, and improvement to site conditions, there will be no movement from sites to housing over the assessment period.

Calculation: 16% of the estimated bricks and mortar population = **eight households**.

Net movement from housing to sites = eight households

9.16 **Row 10:** Plans to close existing sites, which have been calculated within the supply of site accommodation, will ultimately displace a number of Gypsies and Travellers resulting in an increase in housing need. There are no sites that are due to close.

- 9.17 **Row 11:** This provides an estimation of the need arising from households on unauthorised encampments. Information received from the local authority, the County Council and derived from fieldwork indicated that the level of unauthorised camping was usually low to nil. The small number of encampments which did occur were primarily attributed to requiring transit accommodation for short periods. The exception to this relates to an encampment currently occupied by a Travelling Showpeople household. This household was staying on an encampment but currently owned land in the Borough awaiting a decision on planning permission. The need for this household is dealt with in Chapter 10.
- 9.18 **Row 12:** This is the level of movement of households between areas. The assessment found no evidence to suggest that there is movement between areas. It is assumed that if movement does occur, in-migration will balance out-migration.
- 9.19 **Row 13:** This is the total gross residential need for pitches arising in Tonbridge and Malling between 2012 and 2017.
- 9.20 **Row 14:** This includes the creation of 18 new pitches at the Coldharbour Lane site.
- 9.21 **Row 15:** This is the total net requirement for pitches arising in Tonbridge and Malling between 2012 and 2017.

Permanent residential accommodation need over 2017–2022, 2022–2027 and 2027–2028

- 9.22 The current shortage of sites and pitches for Gypsies and Travellers means that it is difficult to predict trends in living arrangements until the current lack of pitch-based accommodation has been addressed at a national level. There is no means of knowing how Gypsies and Travellers will decide to live in the next decade.
- 9.23 However, it is necessary to plan for the long term and anticipate pitch need from Gypsy and Traveller households. In order to tackle the complexity of needs that may well occur over the next decade it is established practice in assessment of Gypsy and Traveller accommodation need to apply an assumed rate of household growth. It has been common in similar studies to employ a standard 3% per annum compound rate of household growth. This figure is then applied, minus an assumed for pitch sharing of 1:0.75, to the projected number of pitches which should be available by 2017. All household growth is assumed to require a site-based solution. The supply of pitches over the 2017–2028 period has been considered, but has been assumed to be zero. This is consistent with more recent GTAAs and implicitly compensates for not taking into account needs arising from drivers other than family growth. It is recommended that the rate of household growth is kept under review.
- 9.24 **Row 16:** The total requirement for pitches in Tonbridge and Malling over the period 2017–2022.
- 9.25 **Row 17:** The total requirement for pitches in Tonbridge and Malling over the period 2022–2027.

9.26 **Row 18:** The total requirement for pitches in Tonbridge and Malling over the period 2027-2028.

9.27 **Row 19:** The total overall requirement for pitches in Tonbridge and Malling over the period 2012-2028.¹⁹

In summary

9.28 Analysis of data has shown that accommodation need will arise from the following factors:

- Pitches where temporary planning permission is due to expire
- Household formation in the area
- Movement from houses to sites
- Unauthorised developments in the area

9.29 This analysis has shown that there is an accommodation need for **21 households** over the 2012-2028 period. These figures incorporate a household growth rate of 3% a year compound as applied to all current households in the area and all future households that should be accommodated on pitches by 2017 to estimate need in the period 2017-2028.

¹⁹ This excludes the new pitches developed as a result of the Coldharbour Lane site expansion.

10. An assessment of need for transit accommodation

10.1 Although to a certain extent nomadism and travelling are currently restricted by a lack of sites nationally, this remains an important feature of Gypsy and Traveller identity and way of life, even if only to visit fairs or visit family. Some Gypsies and Travellers are still highly mobile without a permanent base, and others travel for significant parts of the year from a winter base. More Gypsies and Travellers might travel if it were possible to find places to stop without the threat of constant eviction. Nationally the worst living conditions are commonly experienced by Gypsies and Travellers living on unauthorised encampments who do not have easy access to water or toilet facilities and have difficulties in accessing education and health services.

Need for transit sites and stopping places

10.2 National policy is clear that there should be provision in order for Gypsies and Travellers who choose to travel to do so without resorting to stopping illegally or inappropriately.

10.3 Information provided by Tonbridge and Malling Borough Council and other stakeholders suggests that the study area experiences a low level of unauthorised camping each year. Most of these encampments, when they do occur, are thought to require transit solutions. The presence of unauthorised encampments does indicate an unmet need for transit provision albeit quite low. However, determining the need for transit pitches is incredibly complex. A common method used by local authorities has been to base the level of need on the average size of the unauthorised encampments that were occurring in their area. However, as highlighted in Chapter 5, there was limited data available on the number and size of encampments that had occurred over the last few years. Consistent data would therefore be required in order to assess this issue.

10.4 While it is difficult to determine transit need, this assessment would support the approach of creating a network of transit facilities across the wider region to accommodate short term accommodation requirements. Such an approach is discussed in a regional study on transit need produced in 2009.²⁰

10.5 There is little evidence for the provision of formal separate transit site. A number of alternative options could be explored such as incorporating transit provision into existing residential sites and new residential site developments. Similarly, although transit need could be met by the creation of 'hard' purpose-made pitches/sites, it is also recommended that consideration is given to the need for the development of such 'hard' pitches along with the possibility of 'soft' transit pitches (i.e. designated stopping places). Such 'softer' options would provide Gypsies and Travellers with somewhere authorised and more secure to stop whilst creating a minimal environmental impact. Such stopping places are often favoured by Gypsy and Traveller households.

²⁰ Niner, P. (2009) *South East England Regional Gypsy and Traveller Transit Study*, Final Report, Birmingham: University of Birmingham, October 2009

Appendix 1: The assessment methodology

Draft practice guidance for local authorities undertaking Gypsy and Traveller Accommodation Assessments (GTAAs) was released by the ODPM (now CLG) in February 2006 with final guidance made available in October 2007. Specialised guidance and assessments were felt to be required as many local authority housing needs assessments were previously failing to assess or identify the needs of Gypsies and Travellers. The Guidance explains why assessments are needed, how authorities might go about conducting an assessment and issues to consider. The Guidance is non-prescriptive in terms of methods but suggests that Gypsy and Traveller Accommodation Assessments integrate a wide variety of evidence such as existing secondary information, views of selected stakeholders and the views of Gypsies, Travellers and Travelling Showpeople.

It is noted that the recent draft Planning Policy Statement 'Planning for traveller sites' (CLG, 2011) has proposed removing the need for dedicated Gypsy and Traveller Accommodation Needs Assessments (GTAAs) from any new guidance. It states:

While the Government is keen that planning policy highlights the importance of ensuring that targets are based on robust evidence, it does not consider it necessary to prescribe to local planning authorities the type and volume of evidence required, especially as their conclusions will be tested through the process of consultation and Examination in Public of local plans. This also accords with the Government's "streamlining" objectives by removing policy that is already adequately covered by legislation. The proposed policy states that local planning authorities set their own evidence-based targets for the provision of pitches/plots. The policy does not dictate what targets local planning authorities should adopt. This is a matter for local planning authorities to decide themselves depending on the circumstances in their particular area.

However, in the absence of alternative methodologies for assessing the accommodation needs of Gypsies and Travellers, we have adopted a modified survey of the sort used in the first round of GTAAs.

This assessment was undertaken in two distinct stages. Each of these stages is described in more detail below.

- Stage one: collation and review of existing information
- Stage two: consultation with key stakeholders
- Stage three: survey with Gypsies and Travellers across Tonbridge and Malling

Stage one: Collation and review of existing secondary information

This first stage comprised a review of the available literature and secondary sources. This provided an historical, social and political overview to the situation of Gypsies and Travellers in the study area. More specifically this included the collection, review and synthesis of:

- The bi-annual Count of Gypsy and Traveller Caravans.
- Records and data maintained and provided by the local authority
- The original GTAA produced by GCA Research in 2005/2006
- Review of previous GTAAs produced for the South East England Regional Assembly in 2008.

Stage two: Consultation with key stakeholders

The analysis and review of existing information was supported by engagement and consultation with a small number of key stakeholders. This consultation took the form of telephone interviews, which were tailored to the role of the individual. The aim of these interviews was to provide clarification on issues arising from existing data and provide an understanding of the context of current provision. Consultation was carried out with officers representing the following departments/roles/agencies: planning; housing; and community development.

Stage three: Survey with Gypsies and Travellers

One of the most important aspects of the assessment was consulting with local Gypsies, Travellers and Travelling Showpeople; the fieldwork took place over a two week period during October 2012. These consultations took the form of face-to-face interviews in order to gather information about their characteristics, experiences, accommodation and related needs and aspirations. The survey with Gypsies and Travellers is discussed below under three sections: sampling strategy and response rates; questionnaire design; and fieldwork and interviewers.

Sampling and response rates

Sampling Gypsy and Traveller households for Gypsy and Traveller Accommodation Assessments is always problematic given the absence of accurate information concerning the size and location of the Travelling communities. As such the sampling technique for the assessment was purposive rather than purely random. The sampling strategy for the assessment differed depending upon the particular accommodation type currently inhabited by Gypsies and Travellers in Tonbridge and Malling.²¹

- Information provided by the Council stated that there were 17 sites within Tonbridge and Malling. The Community Interviewers were asked to interview as many separate households as possible within the fieldwork timescale (with a minimum target of 50% of current households).
- For households on unauthorised encampments, officers within Tonbridge and Malling Borough Council were asked to inform the fieldwork team when and where encampments occurred during the two week fieldwork period. There was only one unauthorised encampment during the fieldwork period. The Community Interviewers

²¹ Such a sampling strategy coupled with the lack of knowledge about the overall size of the Gypsy and Traveller population means that discussing statistical issues such as sampling error and confidence intervals would be misleading.

were asked to interview the one household on this encampment within the fieldwork timescale.

- As the population of Gypsies and Travellers in bricks and mortar housing is relatively hidden from official records there was no sample frame from which to identify people. Therefore, in order to engage with housed Gypsies and Travellers the fieldwork team relied on three main methods: contacts of Gypsies and Travellers who had already been interviewed on site-based accommodation; snowball sampling where one respondent in housing recommended engaging with similar households; and the existing contacts/networks of the Gypsy and Traveller Community Interviewers on the fieldwork team.

A total of **56 households** were involved in the assessment.

In terms of the gender split between interviewees, 51 women (91%) were interviewed and five men (9%). This reflects a commonly achieved gender distribution in GTAA's.

On a base population of 102 households in Tonbridge and Malling, we consulted with 56 resident households, 55% of the estimated resident Gypsy and Traveller community across Tonbridge and Malling.

We believe that the sample is as representative as can be reasonably expected given the timescale available for the assessment. We have no reason to believe that those households included in the survey are untypical from the total population in the area. Overall, we believe that the findings for the assessment are based on reliable information from accommodation types within the study area.

Questionnaire design

All household interviews have utilised a structured questionnaire upon which questions were routed according to the appropriate accommodation type. Questions were a mixture of tick-box answers and open-ended questions. This mixed approach enabled us to gather quantifiable information, but also allowed for contextualisation and qualification by the more narrative responses. The survey contained the following sections:

- Current accommodation;
- Local and historic connection;
- Travelling;
- Previous housing experiences;
- Household details;
- Health services;
- Future accommodation.

The questionnaire used in the assessment is available in Appendix 4.

Fieldwork and interviewers

Of crucial importance to engaging as effectively as possible with the Gypsy and Traveller population was the involvement of Gypsy and Traveller Community Interviewers. In total, two members of the Gypsy and Traveller community were involved in the assessment as Community Interviewers. These interviewers have worked with SHUSU on a number of GTAAs. They are of Romany Gypsy background and live outside the study area.

Each interviewer was briefed on the assessment and the questionnaire prior to commencing fieldwork, and provided with support from the core study team members during their interviewing activity. Each questionnaire which was returned to us was subject to quality control. By taking this approach we found we were able to access a range of people that would not otherwise have been included in the assessment, such as 'hidden' members of the community (e.g. people living in bricks and mortar housing), and those people who were uncomfortable talking to non-Travellers. Working with Community Interviewers was also the most effective method given the timescale of the assessment (i.e. only two weeks for completion of survey).

Appendix 2: Demographics of the local Gypsy and Traveller population

This section aims to provide some information on the demographics of the sample involved in this accommodation assessment within Tonbridge and Malling. Please note for the purposes of analysing the sample the unauthorised development category includes the Hoath Wood site.

Demographic and household characteristics

Characteristics of Gypsy and Traveller communities are often hidden or not widely known. Gypsy and Traveller Accommodation Assessments present an ideal opportunity to get to know more about the community at large, particularly in terms of living circumstances, age, Gypsy and Traveller groups and household composition. The following aims to provide some information about the Gypsy and Traveller households in the sample.

Age of interviewees

The age profile of the sample can be seen from Table A2.1. The 25–39 and 40–45 age groups were most consulted during the assessment, forming 59% and 27% of the total sample respectively. There was greater variation in age in the sample interviewed on the socially rented sites, than those interviewed in bricks and mortar accommodation or on unauthorised encampments.

Table A2.1: Age of interviewees

Age group	All tenures		Socially rented sites		Private sites (perm)		Unauthorised encampments		Unauthorised developments		Travelling Showpeople		Bricks & mortar	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
17–24	4	7	1	8	-	-	-	-	2	13	-	-	1	5
25–39	33	59	9	69	3	60	1	100	8	53	2	67	10	53
40–49	15	27	2	15	1	20	-	-	5	33	1	33	6	32
50–59	1	2	-	-	-	-	-	-	-	-	-	-	1	5
60–74	3	5	1	8	1	20	-	-	-	-	-	-	1	5
75–84	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85+	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	56	100	13	100	5	100	1	100	15	100	3	100	19	100

Household size

In total, the survey sample accounts for 56 members of the Gypsy and Traveller community in Tonbridge and Malling : 13 on socially rented sites; 15 on unauthorised developments, five on private sites with planning permission, 19 in bricks and mortar accommodation; three on travelling showpeople sites and one on unauthorised encampments. The average household size for the sample as a whole was four. This is larger than the household size of the non-Traveller population. There appeared to be a difference in household size between the different accommodation types; for example, the average household size for those in bricks and mortar was 4.3, compared to 3.4 on private sites and 3.3 on the travelling Showpeople yard.

Table A2.2 below shows the number of children of different age cohorts across the sample.

Table A2.2: Number of children in households by accommodation type

Age group	All tenures No.	Socially rented sites No.	Private sites (perm) No.	Unauthorised encampments No.	Unauthorised developments No.	Travelling Showpeople No.	Bricks & mortar No.
0 - 5	24	5	3	2	7	1	6
6 - 10	53	12	4	1	13	2	23
11 - 16	36	8	3	0	9	3	13
Total	113	25	9	3	29	12	44

Gypsy and Traveller groups

The largest single group was Romany/Gypsy (English) (80%). This was followed by smaller numbers of Welsh and Scottish Travellers, and one person who described themselves as a New Traveller.

Table A2.3: Interviewees by Gypsy and Traveller groups

Age group	All tenures		Socially rented sites		Private sites (perm)		Unauthorised encampments		Unauthorised developments		Travelling Showpeople		Bricks & mortar	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Romany/ Gypsy (English)	45	80	12	93	5	100	-	-	11	73	-	-	17	89
Irish Traveller	4	7	-	-	-	-	-	-	4	27	-	-	-	-
Showmen	6	11	-	-	-	-	1	100	-	-	3	100	2	11
Other	1	2	1	8	-	-	-	-	-	-	-	-	-	-
Total	56	100	13	100	5	100	1	100	15	100	3	100	19	100

Appendix 3: Sites in Tonbridge and Malling

Socially rented sites

Name	Number of pitches
Coldhabour Lane	8
Windmill Lane	16

Private sites with permanent planning permission

Name	Number of pitches
Rear Harrow PH	3
Orchard Place	2

Private sites with temporary planning permission

Name	Number of pitches
Methodist Church	1
Sunny Paddock	1

Unauthorised tolerated sites

Name	Number of pitches
Hoathwood	6
76 Church Lane	1

Unauthorised intolerated sites

Name	Number of pitches
Land to rear of Rose and Crown	1
Well Street	1
Woodfold (aka Woodford/Old Lane)	1
Old Orchard	1
The Horseshoes	1
Malling Meadows	2
The Hollies/Builders Yard/Askew Bridge	3

Appendix 4: Questionnaire

Tonbridge and Malling Gypsy, Traveller and Travelling Showpeople Study Questionnaire

Introduction

My name is [] and I work for the University of Salford [show ID badge]. We have been asked by Tonbridge and Malling Council to assess the accommodation needs of Gypsies, Travellers and Showpeople in this area. We're looking to speak with a number of people staying in the local area, in houses, on council sites, on private sites and on the roadside, to get a range of views. The views that we collect may help plan and improve accommodation, sites, planning and other services in the future.

We are completely independent of any local council or the government. Would you be willing to talk to me? If you agree it will probably take about 25 minutes. I have a number of questions I would like to ask but I would like to hear about anything else you feel is relevant. I will be writing down your answers, but the interview will be confidential. Therefore no one will be identified in any report that we write, and there is no way that anyone will be able to trace any particular answer back to you.

Would you be willing to talk to me? If it's not a good time I could arrange to come back later if that suits you better.

CHECK! Have you already been interviewed for this survey before? Do you have one of these (show pink sheet)?

Address/Site: _____

Date of Interview: _____

Interviewer name: _____

- **If, during the interview a question comes up that you don't want to answer just say so and I'll move on**

SECTION A: CURRENT ACCOMMODATION

QA1. Type of accommodation **(Please tick ✓ one box only)**

- | | |
|--|---|
| Unauthorised encampment | <input type="checkbox"/> ₁ Go to QA6 |
| Unauthorised development (own land no planning) | <input type="checkbox"/> ₂ Go to QA5 |
| Residential Council/site/yard | <input type="checkbox"/> ₃ Go to QA5 |
| Residential Private site/yard with permanent planning permission | <input type="checkbox"/> ₄ Go to QA4 |
| Residential Private site/yard with temporary planning permission | <input type="checkbox"/> ₅ Go to QA5 |
| Bricks & Mortar (rented from the local authority or social landlord) | <input type="checkbox"/> ₆ Go to QA2 |
| Bricks & Mortar (rented from a private landlord) | <input type="checkbox"/> ₇ Go to QA2 |
| Bricks & Mortar (owner occupier) | <input type="checkbox"/> ₈ Go to QA2 |
| Other (please specify below) | <input type="checkbox"/> ₉ Go to QA5 |
-

QA2. How many bedrooms do you have here? **(Please tick ✓ one box only)**

- | | |
|--------------|---|
| One | <input type="checkbox"/> ₁ Go to QA3 |
| Two | <input type="checkbox"/> ₂ Go to QA3 |
| Three | <input type="checkbox"/> ₃ Go to QA3 |
| Four or more | <input type="checkbox"/> ₄ Go to QA3 |

QA3. How would you rate your experience of living in a house? **(Please tick ✓ one box only)**

- | | |
|-----------------------|---|
| Very good | <input type="checkbox"/> ₁ Go to QA7 |
| Good | <input type="checkbox"/> ₂ Go to QA7 |
| Neither good nor poor | <input type="checkbox"/> ₃ Go to QA7 |
| Poor | <input type="checkbox"/> ₄ Go to QA7 |
| Very poor | <input type="checkbox"/> ₅ Go to QA7 |
| Don't know | <input type="checkbox"/> ₆ Go to QA7 |

QA4. Is the permission 'personal' i.e. for you and your family only? **(Please tick ✓ one box only)**

- | | |
|------------|---|
| Yes | <input type="checkbox"/> ₁ Go to QA5 |
| No | <input type="checkbox"/> ₂ Go to QA5 |
| Don't know | <input type="checkbox"/> ₃ Go to QA5 |

QA5. Do you? **(Please tick ✓ one box only)**

- Own your plot/pitch ₁ **Go to QA6**
Rent your plot/pitch ₂ **Go to QA6**
Other **(please specify below)** ₃ **Go to QA6**
-

Don't know ₄ **Go to QA6**

QA6. Do you? **(Please tick ✓ one box only)**

- Own your trailer/chalets/units
Rent your trailer/chalets/units
Other **(please specify below)**
-

Don't know

QA7. How many trailers/chalets/units..... **(Please write in spaces provided - please note that this does not refer to any utility block that they may have)**

- a. Do you have in total? _____
b. Are used as sleeping spaces? _____
c. Are used as living spaces (non-sleeping)? _____
d. Are used mainly for storage/occasional use? _____

QA8. Would you say you have enough space for your household at its current size in this home / pitch? **(Please tick ✓ one box only)**

(Interviewer: this relates not just to bedrooms but all of the dwelling / pitch)

- Yes ₁ **Go to QA10**
No ₂ **Go to QA9**
Don't know ₃ **Go to QA9**

QA9. Do you feel that you need? **(Please tick ✓ all that apply)**

1. A larger site/yard
2. A larger pitch/plot
3. More caravans/trailers/units
4. Larger caravans/trailers/units
5. More bedrooms or living space
6. Other **(please specify below)**
-

QA10. What was the **main reason** for moving to this site/encampment/house/yard?
(Please tick ✓ one box only)

Moved there with parents/family (if known, detail family/parents reasons for moving) 1

Born/raised there (if known, detail family/parents reasons for moving) 2

Own health/family member or other dependent health reasons (please explain below) 3

To be near family/friends 4

To look after a family member / dependent in old age 5

Evicted from last accommodation 6

Lack of sites 7

Overcrowded in previous accommodation 8

For children's schooling/education 9

Work available in the area 10

Land/pitch was available to buy 11

There was a vacancy 12

Convenient for working pattern (Showpeople only) 13

Holiday 14

Family event 15

Other (please specify below) 16

**INTERVIEWER: GO TO SECTION B IF INTERVIEWING SOMEONE ON AN UNAUTHORISED
ENCAMPMENT/ROADSIDE**

QA11. Do other Gypsies/Travellers/Showpeople (e.g. friends/family etc.) come to stay with you on a short-term/transit basis? (Please tick ✓ one box only)

Yes 1 Go to QA12

No 2 Go to QA14

Don't know 3 Go to QA14

QA12. Where do they stay? (**Interviewer: this is to explore how much transit need is being taken care of informally**)

- With me in my trailer/chalet/house 1
- They bring a trailer and stay on my pitch/driveway 2
- They bring a trailer and stay elsewhere on this site (e.g. on a transit pitch) 3
- They stay on the roadside near this site/house 4
- Other (**please specify below**) 5

QA13. Can you briefly describe who comes to stay, how often they come and how long they stay (i.e. daughter, her husband and dependent children, twice a year for around 2 weeks each time)?

QA14. Is hosting visitors here? (**Please tick ✓ one box only**)

- Not a problem for you 1
- A problem (**please specify below**) 2
- Other (**please specify below**) 3

QA15. **Specific question for Showpeople** What equipment do you have at present? (**Please list main items and number of pieces of equipment as well as issues regarding the storage of them**)

SECTION B: LOCAL AND HISTORIC CONNECTION

QB1. Are there particular reasons for staying in this area?

- (Interviewer:**
- a. Tick all the reasons that apply**
 - b. From the reasons they have given, ask them to choose the most important)**

		a: Tick ✓ all that apply	b: Tick most important reason <u>(one only)</u>
1	Born/raised here		
2	Have close family members living in area		
3	Have extended family members living in area		
4	Own/family/dependent health		
5	Look after a family member/dependent in old age		
6	Children's schooling/education		
7	Work available in the area		
8	Convenient for working pattern (Showpeople)		
9	Availability of site(s)/accommodation		
10	Lack of sites		
11	Holiday		
12	Family or community event		
13	Only place I could find		
14	Other (please specify below)		

QB2. How long have you lived in this general area? (**Interviewer: ideally we are looking at the local authority area**) (**Please tick ✓ one box only**)

- Less than 1 month ₁
- Between 1 and 6 months ₂
- 6 months or more but less than 12 ₃
- 1 years or more but less than 3 ₄
- 3 years or more but less than 5 ₅
- 5 years or more but less than 10 ₆
- 10 years or more ₇
- Don't know ₈

QB5. Out of 52 weeks of the year how many weeks do you usually live in this area? (**Interviewer: we are looking at the local authority area**) (**Please tick ✓ one box only**)

- | | |
|--|--|
| Between 1 and 10 weeks | <input type="checkbox"/> ₁ Go to QB6 |
| Between 11 and 20 weeks | <input type="checkbox"/> ₂ Go to QB6 |
| Between 21 and 30 weeks | <input type="checkbox"/> ₃ Go to QB6 |
| Between 31 and 40 weeks | <input type="checkbox"/> ₄ Go to QB6 |
| Between 41 and 51 weeks | <input type="checkbox"/> ₅ Go to QB6 |
| 52/Never leave | <input type="checkbox"/> ₆ Go to QB7 |
| Don't know | <input type="checkbox"/> ₇ Go to QB6 |
| This is the first time I/we have been in this area | <input type="checkbox"/> ₈ Go to QB6 |

QB6. Where do you usually go for the other part of the year? (i.e. travel for x number of weeks during summer) (**Interviewer note: explore the general areas they go and why**)

QB7. Do you have a base somewhere else? (**Please tick ✓ one box only**)

- | | |
|------------|--|
| Yes | <input type="checkbox"/> ₁ Go to QB8 |
| No | <input type="checkbox"/> ₂ Go to SECTION C |
| Don't know | <input type="checkbox"/> ₃ Go to SECTION C |

QB8. If **YES**, where is it and what type of base?

a: Where is it? (**i.e. town/local authority**)

b: What type of accommodation is it?

- | | |
|--|---------------------------------------|
| Unauthorised development (own land no planning) | <input type="checkbox"/> ₁ |
| Residential Council/ site/yard | <input type="checkbox"/> ₂ |
| Residential Private site/yard with permanent planning permission | <input type="checkbox"/> ₃ |
| Residential Private site/yard with temporary planning permission | <input type="checkbox"/> ₄ |
| Bricks & Mortar (rented from the local authority or social landlord) | <input type="checkbox"/> ₅ |
| Bricks & Mortar (rented from a private landlord) | <input type="checkbox"/> ₆ |
| Bricks & Mortar (owner occupier) | <input type="checkbox"/> ₇ |
| Other (please specify below) | <input type="checkbox"/> ₈ |

c: Who owns/rents it? (**e.g. themselves, a friend, parent, etc.**)

QB9. Which of the following statements most apply to how you use this base?

- I/We visit this area every now and then ₁
 - I/We use it as a winter base ₂
 - I/We use it as a summer base ₃
 - I/We are based there for part of the year ₄
 - It's my/our permanent accommodation where we travel from ₅
 - Other (**please specify below**) ₆
-

SECTION C: TRAVELLING

QC1. How often do you travel or move at present? (**Travelling whilst living in a caravan or trailer**) (**Please tick ✓ the statement that most closely resembles your travelling patterns**)

- | | |
|---|---|
| I/we travel or move every day or so | <input type="checkbox"/> 1 Go to QC4 |
| I we travel or move every week or so | <input type="checkbox"/> 2 Go to QC4 |
| I/we travel or move every month or so | <input type="checkbox"/> 3 Go to QC4 |
| I/ we travel or move a few times a year | <input type="checkbox"/> 4 Go to QC4 |
| I/we travel or move once a year only | <input type="checkbox"/> 5 Go to QC4 |
| I/we never travel | <input type="checkbox"/> 6 Go to QC2 |

QC2. If **NEVER**, is this because of any of the following reasons? (**Please tick ✓ all that apply**)

	Yes	No
Your, a family member or a dependents health		
Your, a family member or a dependents educational needs		
Your, a family member or a dependents older age		
Other (please specify below)		

QC3. If **NEVER**, When did you last travel? (**Interviewer: ascertain number of months/years ago**)

INTERVIEWER: IF NEVER TRAVEL, GO TO SECTION D

QC4. Which places do you like to go? - **List 3 main areas** (**Note: Travelling Showpeople should indicate the 3 main areas their fairs/events take place**)

1. _____
(nearest town: _____)
2. _____
(nearest town: _____)
3. _____
(nearest town: _____)

QC5. How many trailers/caravans do you normally travel with? _____
(**Interviewer: insert 0 if none**)

QC6. How many pieces of equipment do you normally travel with? _____
(**Interviewer: insert 0 if none**)

QC7. Have you travelled in the last 12 months?

- Yes ₁ **Go to QC8**
 No ₂ **Go to SECTION D**
 Don't know ₃ **Go to SECTION D**

QC8. In the last 12 months, did you travel for any of the following reasons?

- (Interviewer:**
- a. Tick all the reasons that apply**
 - b. From the reasons they have given, choose one that was most important)**

		a: Tick ✓ all that apply	b: The main reason (one only)
1	Work opportunities		
2	A holiday		
3	Attend a fair (not working at fair)		
4	To visit relatives		
5	To attend family events		
6	To attend community events		
7	Other (please specify below)		

QC9. In the last 12 months have you stayed at any of the following?
(Please tick ✓ all that apply)

		Yes
1	Roadside (countryside)	
2	Roadside (town/city)	
3	Caravan park (i.e. holiday park/campsite)	
4	With family/relatives on private sites	
5	With family/relatives on council/public sites	
6	Public or private transit sites	
7	Farmer's fields	
8	Fair sites	
9	Designated fairground land for Showpeople	
10	Other Showpeople yards	
11	Other (please specify below)	

SECTION D: PREVIOUS HOUSING EXPERIENCES

QD1. What type of accommodation did you live in/on immediately before you came here?
(Please tick ✓ one box only)

- | | |
|--|--|
| Unauthorised encampment | <input type="checkbox"/> ₁ Go to QD2 |
| Unauthorised development (own land no planning) | <input type="checkbox"/> ₂ Go to QD2 |
| Residential Council/ site/yard | <input type="checkbox"/> ₃ Go to QD2 |
| Residential Private site/yard with permanent planning permission | <input type="checkbox"/> ₄ Go to QD2 |
| Residential Private site/yard with temporary planning permission | <input type="checkbox"/> ₅ Go to QD2 |
| Transit site | <input type="checkbox"/> ₆ Go to QD2 |
| Bricks & Mortar (rented from the local authority or social landlord) | <input type="checkbox"/> ₇ Go to QD2 |
| Bricks & Mortar (rented from a private landlord) | <input type="checkbox"/> ₈ Go to QD2 |
| Bricks & Mortar (owner occupier) | <input type="checkbox"/> ₉ Go to QD2 |
| Been here all my adult life | <input type="checkbox"/> ₁₀ Go to SECTION E |
| Other (please specify below) | <input type="checkbox"/> ₁₁ Go to QD2 |
-

QD2. Where was this? **(i.e. which town/local authority)**

QD3. What was the **main reason** for leaving there? **(Please tick ✓ one box only)**

- To be near family/friends ₁
 - Own health/family member or other dependent health reasons ₂
 - Evicted ₃
 - For children's schooling/education ₄
 - Harassment ₅
 - Land/pitch was available to buy here ₆
 - There was a vacancy here ₇
 - Overcrowded conditions ₈
 - Fears over personal safety ₉
 - Site closure ₁₀
 - Planning problems ₁₁
 - Wanted independence ₁₂
 - Work reasons ₁₃
 - To travel ₁₄
 - Site/accommodation conditions ₁₅
 - Get married/live with partner ₁₆
 - No particular reason ₁₇
 - Other **(please specify below)** ₁₈
-

QD4. Have you ever lived in a house? **(Interviewer – if currently in a house this question asks about previous housing)** **(Please tick ✓ one box only)**

- Yes ₁ **Go to QD5**
- No ₂ **Go to SECTION E**
- Don't know ₃ **Go to SECTION E**

QD5. What type of house? **(Please tick ✓ one box only)**

- Council rented ₁
 - Housing Association/RSL rented ₂
 - Private rented ₃
 - Privately owned ₄
 - Other **(please specify below)** ₅
-

QD6. Where was it? (i.e. which town/local authority)

QD7. What was the **main reason** for moving to that house? (Please tick ✓ one box only)

Moved there with parents/family (if known, detail family/parents reasons for moving) ₁

Born/raised there (if known, detail family/parents reasons for moving) ₂

Own health/family member or other dependent health reasons (please explain below) ₃

To be near family/friends ₄

To look after a family member / dependent in old age ₅

Evicted from last site ₆

Lack of sites ₇

For children's schooling/education ₈

Work available in the area ₉

House was available to buy ₁₀

House was available to rent ₁₁

Convenient for working pattern (Showpeople) ₁₂

Other (please specify below) ₁₃

QD8. How would you rate your experience of living in a house? (Please tick ✓ one box only)

Very good ₁

Good ₂

Neither good nor poor ₃

Poor ₄

Very poor ₅

Don't know ₆

QD9. What was the **main reason** for leaving the house? (**Please tick ✓ one box only**)

- To be near family/friends 1
 - Own health/family member or other dependent health reasons 2
 - Evicted 3
 - For children's schooling/education 4
 - Harassment 5
 - Land/pitch was available to buy here 6
 - There was a vacancy here 7
 - Overcrowded conditions 8
 - Fears over personal safety 9
 - Wanted independence 10
 - Work reasons 11
 - To travel 12
 - Site/accommodation conditions 13
 - Get married/live with partner 14
 - No particular reason 15
 - Other (**please specify below**) 16
-

SECTION E: HOUSEHOLD DETAILS

QE1. Thinking about the people you live with, can you tell me their ages, whether they are male or female, their marital status and their relationship to you? (Interviewer: Please note that the person you interview is always number 1. To avoid confusion, get all information for one household member, then move on to next household member)

AGE	HOUSEHOLD MEMBER										
	1	2	3	4	5	6	7	8	9	10	11
0 – 5 years											
6 – 10 years											
11 – 16 years											
17 – 24 years											
25 – 39 years											
40 – 49 years											
50 – 59 years											
60 – 74 years											
75 – 84 years											
85 years +											
GENDER											
Male											
Female											
MARITAL STATUS											
Married											
Single											
Living together											
Widowed											
Separated											
Divorced											
RELATIONSHIP											
Partner											
Son or daughter											
Sister/brother											
Uncle/aunt											
Cousin											
Grandparent											
Grandchild											
Other											

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- QE2. How many people are there in the household? _____
- QE3. How many adults are there in the household aged 60 or over? _____
- QE4. How many children are there in the household aged:
- | | |
|---------|--------------------------|
| None | <input type="checkbox"/> |
| 0 – 5 | _____ |
| 6 – 10 | _____ |
| 11 – 16 | _____ |

QE5. How do you think of yourself? **(Please tick ✓ one box only)**

- | | | |
|-------------------------------------|--------------------------|----|
| Romany/Gypsy (English) | <input type="checkbox"/> | 1 |
| Welsh Gypsy/Traveller | <input type="checkbox"/> | 2 |
| Scottish Gypsy/ Traveller | <input type="checkbox"/> | 3 |
| Irish Traveller | <input type="checkbox"/> | 4 |
| New Traveller | <input type="checkbox"/> | 5 |
| Traveller (not specified) | <input type="checkbox"/> | 6 |
| Showmen/Circus person | <input type="checkbox"/> | 7 |
| Roma | <input type="checkbox"/> | 8 |
| Bargee/Boat dweller | <input type="checkbox"/> | 9 |
| Other (please specify below) | <input type="checkbox"/> | 10 |
| <hr/> | | |
| Don't know | <input type="checkbox"/> | 11 |
| Refused | <input type="checkbox"/> | 12 |

QE6. How many members of your family **over the age of 16** are: **(Please write the number of people in the spaces below and ensure no double counting of individuals. If people fall into multiple categories explain situation in 'other')**

- | | | |
|---|-------|------------|
| 1. Self employed | _____ | Go to QE7 |
| 2. Employed | _____ | Go to QE7 |
| 3. Both employed and self-employed | _____ | Go to QE7 |
| 4. Retired | _____ | Go to QE10 |
| 5. Unemployed but looking for work | _____ | Go to QE7 |
| 6. Not working and not looking for work | _____ | Go to QE7 |
| 7. In further education (e.g. college/6 th form) | _____ | Go to QE7 |
| 8. In higher education (e.g. University) | _____ | Go to QE7 |
| 9. Full time homemaker | _____ | Go to QE10 |
| 10. Other (please explain) | _____ | Go to QE7 |
| <hr/> | | |

QE7. Where do you/your family (mostly) work? **(Please tick ✓ all that apply)**

Within Tonbridge and Malling ₁
(note: show map of authority and include place below)

Outside Tonbridge and Malling, but within nearby/neighbouring authority:
(note: please select one of the following)

- Dartford District ₂
- Gravesham District ₃
- Medway District ₄
- Sevenoaks District ₅
- Tunbridge Wells District ₆
- Maidstone District ₇
- Swale District ₈
- Ashford District ₉
- Canterbury District ₁₀
- Shepway District ₁₁
- Thanet District ₁₂
- Dover District ₁₃

Other parts of the UK **(please specify below)** ₁₄

Abroad ₁₅

QE8. Do you have any site/space needs relating to your work? **(Please tick ✓ one box only)**

- Yes ₁ **Go to QE9**
- No ₂ **Go to QE10**
- Don't know ₃ **Go to QE10**

QE9. If YES, what needs?

QE10. Have you/members of your family ever experienced any problems accessing employment?
(Note: includes self employment) (Please tick ✓ one box only)

- Yes ₁ **Go to QE11**
- No ₂ **Go to SECTION F**
- Don't know ₃ **Go to SECTION F**

QE11. If **YES**, what problems?

SECTION F: HEALTH SERVICES AND ISSUES

I'd like to talk to you a little bit about what you think of the local health services.

QF1. Do you or your family feel that you have sufficient access to the following services?

Service	Have access		Not relevant
	Yes	No	
GP/health centre			
Health visitor			
Maternity care			
A&E			
Dentist			

QF2. Is there anything that stops you from accessing any of the above?
(Please tick ✓ one box only)

- Yes ₁ **Go to QF3**
- No ₂ **Go to Section G**
- Don't know ₃ **Go to Section G**

QF3. If YES, what? **(Interviewer: probe for issues such as transport, lack of awareness, etc)**

SECTION G: FUTURE ACCOMMODATION

QG1. Thinking about your current accommodation which of the following applies to you?
(Please tick ✓ one box only)

- | | | |
|---|--------------------------|-------------|
| I need to move immediately | <input type="checkbox"/> | 1 Go to QG2 |
| I need to move in the next 12 months | <input type="checkbox"/> | 2 Go to QG2 |
| I need to move in the next 1 – 2 years | <input type="checkbox"/> | 3 Go to QG2 |
| I need to move in the next 2 – 5 years | <input type="checkbox"/> | 4 Go to QG2 |
| I need to move in the next 5 – 10 years | <input type="checkbox"/> | 5 Go to QG2 |
| I am going to stay in this accommodation indefinitely | <input type="checkbox"/> | 6 Go to QG8 |
| I have no plans to move | <input type="checkbox"/> | 7 Go to QG8 |
| Other (please describe below) | <input type="checkbox"/> | 8 Go to QG2 |
-

QG2. Why do you need to move?

- (Interviewer:**
- a. **Tick all the reasons that apply**
 - b. **From the reasons they have given, ask them to choose one that was most important)**

		a: Yes (Tick ✓ all that apply)	b: The most important reason (Tick ✓ <u>one only</u>)
1	Own health/family member or other dependent health reasons		
2	For children's schooling/education		
3	To look after a family member / dependent in old age		
4	To be nearer to family/friends		
5	Overcrowded living conditions		
6	Overcrowded on site		
7	To move to a vacant pitch on a preferred site		
8	Going to buy own site/pitch		
9	Being moved on (as encamped)		
10	Eviction		
11	Harassment		
12	Fears over personal safety		
13	Site closure		
14	No planning permission		
15	Want independence		
16	Work reasons		
17	To travel		
18	Site/accommodation conditions		
19	Get married/live with partner		
20	No particular reason		
21	Other (please specify below)		

QG3. Do you intend to stay in this area? (Interviewer: the local authority area)
 (Please tick ✓ one box only)

- Yes ₁
 No ₂
 Don't know ₃

QG4. What accommodation are you looking for?

(Interviewer: a. Tick all types that apply
 b. From types they have given, ask them to choose one main preference)

		a: Tick ✓ all that apply	b: Main preference (Tick ✓ <u>one only</u>)
1	Coldharbour Lane		
2	Windmill Lane		
3	Council site (permanent) outside T&M		
4	Council site (transit) outside T&M		
5	Roadside/informal stopping place		
6	Own site with planning permission		
7	Private site owned by someone else		
8	Piece of land to buy (without planning permission)		
9	I already own a piece of land		
10	Bricks and mortar/another house		
11	Other (please specify below)		

QG5. Where do you need to move to? **(Please tick ✓ one box only)**

Within Tonbridge and Malling

 1

(note: show map of authority and include place below)

Outside Tonbridge and Malling, but within nearby/neighbouring authority:

(note: please select one of the following)

Dartford District

 2

Gravesham District

 3

Medway District

 4

Sevenoaks District

 5

Tunbridge Wells District

 6

Maidstone District

 7

Swale District

 8

Ashford District

 9

Canterbury District

 10

Shepway District

 11

Thanet District

 12

Dover District

 13

Other parts of the UK **(please specify below)**

 14

Abroad

 15

QG6. Why this place?

(Interviewer:

- a. Tick all the reasons that apply
- b. From the reasons they have given, ask them to choose one that was most important)

		a: Tick ✓ all that apply	b: The most important reason (Tick ✓ <u>one only</u>)
1	Born/raised there		
2	Have close family members living in area		
3	Have extended family members living in area		
4	Own/family/dependent health		
5	Look after a family member/dependent in old age		
6	Children's schooling/education		
7	Work available in the area		
8	Convenient for working pattern (Showpeople)		
9	Availability of site(s)/accommodation		
10	Lack of sites		
11	Holiday		
12	Family or community event		
13	Only place I could find		
14	Other (please specify below)		

QG7. Is there any accommodation available for you to move to? (Please tick ✓ one box only)

- Yes ₁
- No ₂
- Don't know ₃

QG8. Is there anyone in your household who is in need of their own separate accommodation **immediately**? (i.e. grown up children, extended family members etc.)
(Please tick ✓ one box only)

- Yes ₁ Go to QG9
- No ₂ Go to QG15
- Don't know ₃ Go to QG15

QG9. How many members of your household? _____

QG10. Who (note: include ages at the time of the interview)?

QG11. Where do you expect them to move to? **(Please tick ✓ one box only)**

Within Tonbridge and Malling ₁
(note: show map of authority and include place below)

Outside Tonbridge and Malling, but within nearby/neighbouring authority:
(note: please select one of the following)

- Dartford District ₂
- Gravesham District ₃
- Medway District ₄
- Sevenoaks District ₅
- Tunbridge Wells District ₆
- Maidstone District ₇
- Swale District ₈
- Ashford District ₉
- Canterbury District ₁₀
- Shepway District ₁₁
- Thanet District ₁₂
- Dover District ₁₃

Other parts of the UK **(please specify below)** ₁₄

Abroad ₁₅

QG12. What sort of accommodation are they likely to need? **(Please tick ✓ one box only)**

- Bricks & Mortar ₁ **Go to QG15**
 - Site based trailer/caravan ₂ **Go to QG13**
 - Up to them ₃ **Go to QG13**
 - Don't know ₄ **Go to QG13**
 - Other **(please specify below)** ₅ **Go to QG13**
-

QG13. How would they need to be accommodated? **(Please tick ✓ one box only)**

- | | |
|--|---|
| A pitch on a council site | <input type="checkbox"/> ₁ Go to QG15 |
| Live on this pitch with us | <input type="checkbox"/> ₂ Go to QG14 |
| Live on this site | <input type="checkbox"/> ₃ Go to QG15 |
| Rent a pitch on a private site | <input type="checkbox"/> ₄ Go to QG15 |
| Purchase a pitch on a private site | <input type="checkbox"/> ₅ Go to QG15 |
| Purchase their own site/land to be developed into a site | <input type="checkbox"/> ₆ Go to QG15 |
| Don't know | <input type="checkbox"/> ₇ Go to QG15 |
| Other (please specify below) | <input type="checkbox"/> ₈ Go to QG15 |
-

QG14. Is there enough room on your pitch to accommodate them? **(Please tick ✓ one box only)**

- | | |
|--|---------------------------------------|
| Yes, but likely to need planning permission | <input type="checkbox"/> ₁ |
| Yes, without needing planning permission | <input type="checkbox"/> ₂ |
| Yes, but uncertain of the need for planning permission | <input type="checkbox"/> ₃ |
| Yes, but would need permission from the landlord | <input type="checkbox"/> ₄ |
| No | <input type="checkbox"/> ₅ |
| Don't know | <input type="checkbox"/> ₆ |
| Other (please specify below) | <input type="checkbox"/> ₇ |
-

QG15. Is there anyone in your household (e.g. son or daughter) who is likely to need their own separate accommodation **in the next 5 years (by 2017)**? **(Please tick ✓ one box only)**

- | | |
|------------|---|
| Yes | <input type="checkbox"/> ₁ Go to QG16 |
| No | <input type="checkbox"/> ₂ Go to QG22 |
| Don't know | <input type="checkbox"/> ₃ Go to QG22 |

QG16. How many members of your household? _____

QG17. Who **(note: include ages at the time of the interview)**?

QG18. Where do you expect them to move to? **(Please tick ✓ one box only)**

Within Tonbridge and Malling ₁
(note: show map of authority and include place below)

Outside Tonbridge and Malling, but within nearby/neighbouring authority:
(note: please select one of the following)

- Dartford District ₂
- Gravesham District ₃
- Medway District ₄
- Sevenoaks District ₅
- Tunbridge Wells District ₆
- Maidstone District ₇
- Swale District ₈
- Ashford District ₉
- Canterbury District ₁₀
- Shepway District ₁₁
- Thanet District ₁₂
- Dover District ₁₃

Other parts of the UK **(please specify below)** ₁₄

Abroad ₁₅

QG19. What sort of accommodation are they likely to need? **(Please tick ✓ one box only)**

- Bricks & Mortar ₁ **Go to QG22**
 - Site based trailer/caravan ₂ **Go to QG20**
 - Up to them ₃ **Go to QG20**
 - Don't know ₄ **Go to QG20**
 - Other **(please specify below)** ₅ **Go to QG20**
-

QG20. How would they need to be accommodated? **(Please tick ✓ one box only)**

- | | | |
|--|----------------------------|-------------------|
| A pitch on a council site | <input type="checkbox"/> 1 | Go to QG22 |
| Live on this pitch with us | <input type="checkbox"/> 2 | Go to QG21 |
| Live on this site | <input type="checkbox"/> 3 | Go to QG22 |
| Rent a pitch on a private site | <input type="checkbox"/> 4 | Go to QG22 |
| Purchase a pitch on a private site | <input type="checkbox"/> 5 | Go to QG22 |
| Purchase their own site/land to be developed into a site | <input type="checkbox"/> 6 | Go to QG22 |
| Don't know | <input type="checkbox"/> 7 | Go to QG22 |
| Other (please specify below) | <input type="checkbox"/> 8 | Go to QG22 |
-

QG21. Is there enough room on your pitch to accommodate them? **(Please tick ✓ one box only)**

- | | |
|--|----------------------------|
| Yes, but likely to need planning permission | <input type="checkbox"/> 1 |
| Yes, without planning permission | <input type="checkbox"/> 2 |
| Yes, uncertain of the need for planning permission | <input type="checkbox"/> 3 |
| Yes, but would need permission from the landlord | <input type="checkbox"/> 4 |
| No | <input type="checkbox"/> 5 |
| Don't know | <input type="checkbox"/> 6 |
| Other (please specify below) | <input type="checkbox"/> 7 |
-

QG22. Are you – or a member of your household – currently on a waiting list(s) for a site?
(Please tick ✓ one box only)

- | | | |
|------------|----------------------------|-------------------|
| Yes | <input type="checkbox"/> 1 | Go to QG23 |
| No | <input type="checkbox"/> 2 | Go to QG24 |
| Don't know | <input type="checkbox"/> 3 | Go to QG24 |

QG23. Which site(s)? Where? Is it local authority site/private sites/etc.?

QG24. Are you – or a member of your household – currently on a waiting list for a house?
(Please tick ✓ one box only)

- | | | |
|------------|----------------------------|-------------------|
| Yes | <input type="checkbox"/> 1 | Go to QG25 |
| No | <input type="checkbox"/> 2 | Go to QG26 |
| Don't know | <input type="checkbox"/> 3 | Go to QG26 |

QG25. Which list? Where?

QG26. Could you currently afford to purchase any of the following? **(Please tick ✓ all that apply)**

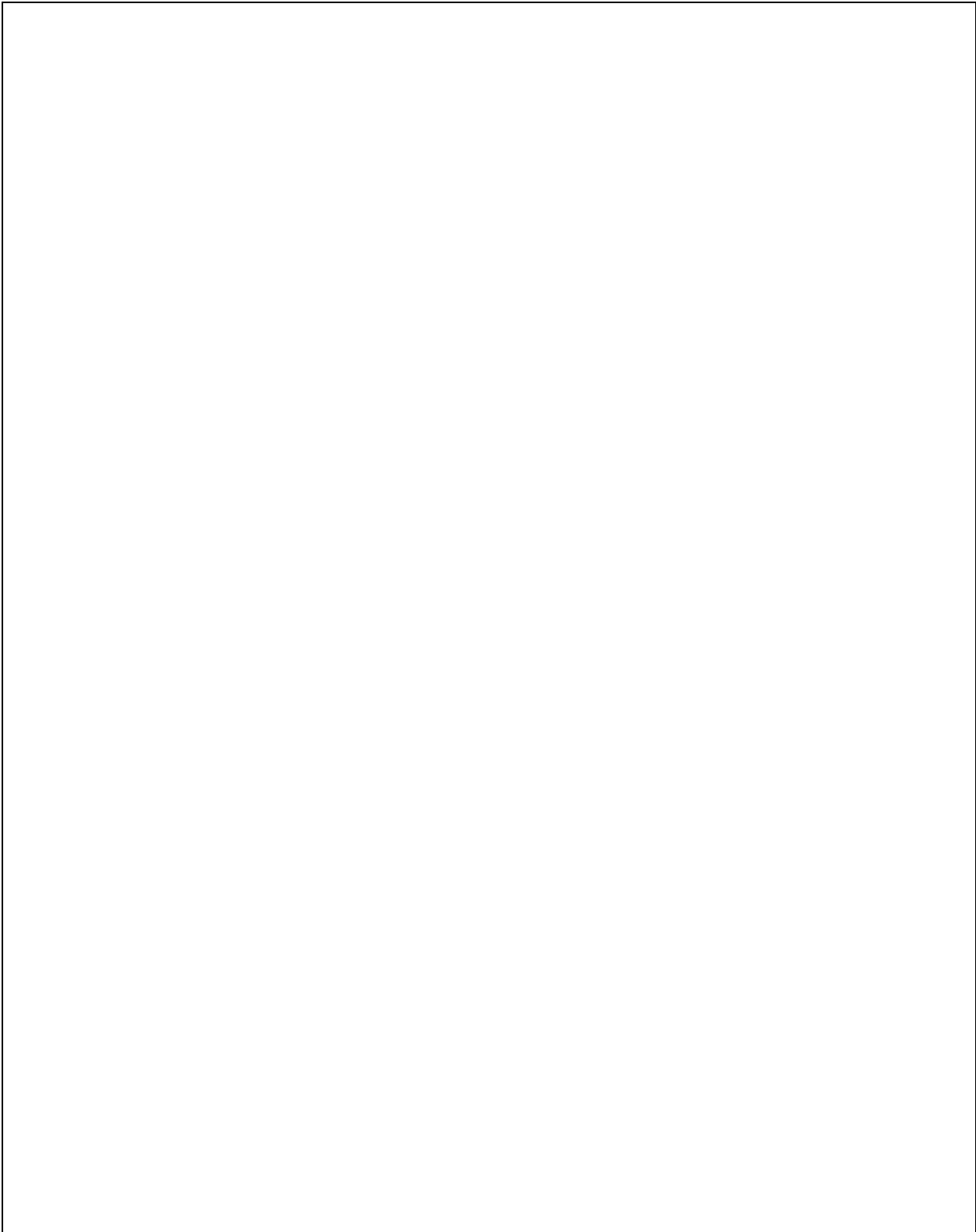
1. A pitch on a private site with planning permission
 2. A pitch on a private site without planning permission
 3. Land to be developed into a site
 4. Cannot afford to purchase land or a pitch
 5. Not relevant **(please specify below)**
-

G27. What does your rent / mortgage cost **in total** per week or month for your current accommodation approximately? **(Please tick ✓ one box only)**

Interviewer: please note that you need the TOTAL cost of rent / mortgage for the whole dwelling/pitch

Weekly	Monthly	
Under £30	Under £130	<input type="checkbox"/> ₁
£30 - £59	£130 - £255	<input type="checkbox"/> ₂
£60 - £89	£256 - £385	<input type="checkbox"/> ₃
£90 - £119	£386 - £515	<input type="checkbox"/> ₄
£120 - £149	£516 - £645	<input type="checkbox"/> ₅
£150 - £179	£646 - £775	<input type="checkbox"/> ₆
£180 - £209	£776 - £905	<input type="checkbox"/> ₇
£210 - £239	£906 - £1,035	<input type="checkbox"/> ₈
£240 - £269	£1,036 - £1,165	<input type="checkbox"/> ₉
£270 - £299	£1,166 - £1,295	<input type="checkbox"/> ₁₀
£300 or more	£1,296 or more	<input type="checkbox"/> ₁₁
Don't know		<input type="checkbox"/> ₁₂
Prefer not to say		<input type="checkbox"/> ₁₃
Don't pay rent or mortgage		<input type="checkbox"/> ₁₄
Not applicable (unauthorised encampments only)		<input type="checkbox"/> ₁₅

QG28. Finally, are there any other issues/concerns that we haven't talked about that you'd like to mention?



Thank you very much for your time
For further details on the study please contact:
Joanna Brown on 0161 295 6926 or Dr Phil Brown on 0161 295 3647