

Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment

**East Sussex and the South Downs National Park
Authority**

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About the authors

The Sustainable 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.

Study Team

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Particular thanks must, of course, go to the people who found the time to talk to us and answer our questions in a full, honest and patient manner. It is hoped that this report is able to accurately reflect their experiences and needs.

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. They may also have either permanent or temporary planning permission.
Bricks and mortar	Permanent 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.
Department for Communities and Local Government (DCLG)	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.
Gypsy and Traveller Accommodation Needs Assessment (GTAA)	The main document that identifies the accommodation requirements of Gypsies and Travellers.
Doubling-up	To share a pitch on an authorised site.
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, Showpeople, 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.
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.
Tourer/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 (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. In December 2013 the South Downs National Park Authority (in consultation with Brighton & Hove City Council and the East Sussex District Councils) commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce an objective assessment of Gypsy and Traveller accommodation need for Brighton & Hove, Eastbourne, Hastings, Lewes, Rother, Wealden and the South Downs National Park. The primary purpose of this report is to provide an evidence base to inform the future development of planning policies through Local Development Plans. This assessment analyses need as it currently stands (as of February 2014). It presents the projection of requirements for the following planning periods:

- 2013/14-2017/18 – five years
- 2018/19-2022/23 – five years
- 2023/24-2027/28 – five years

This report provides the findings for the East Sussex planning authorities and the South Downs National Park planning authority area within East Sussex. The findings for Brighton & Hove feature in a separate report.

2. The assessment was undertaken by conducting a review of the following data sources:

- The previous assessment of need and information submitted through the previous regional planning process;
- The policy and guidance context;
- The bi-annual Caravan Count;
- Census 2011 data;
- Information from the local authorities and East Sussex County Council with regards to pitch provision and supply;
- Information from key stakeholders; and
- A survey of **185 Gypsies and Travellers** currently residing or stopping in the study area, covering a range of accommodation types.

3. The fieldwork took place between February and April 2014. The base date used in this assessment is the 1st February 2014.

4. The population in East Sussex was found across the following accommodation types: socially rented sites (both permanent and transit); private authorised sites (including Travelling Showpeople); unauthorised developments; unauthorised encampments; and bricks and mortar accommodation.

Accommodation need and supply

5. 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 robust assessment of need upon which to base planning decisions going forward.

Table i: Summary of Gypsy, Traveller and Travelling Showpeople residential pitch need (2013/14 – 2027/28)

	Eastbourne	Hastings	Lewes	Wealden	South Downs National Park area of Lewes
	Accommodation Need/Supply Total	Accommodation Need/Supply Total	Accommodation Need/Supply Total	Accommodation Need/Supply Total	Accommodation Need/Supply Total
Current authorised residential/permanent provision (pitches)	0	0	0	51	5
Residential need 2013/14 – 2017/18 (pitches)	0	0	4	23	6
Residential need 2018/19 – 2022/23 (pitches)	0	0	0	9	1
Residential need 2023/24 – 2027/28 (pitches)	0	0	1	10	1
Residential need 2013/14 – 2027/28 (pitches)	0	0	5	42	8

6. With regards to transit provision, there is currently a transit site in the study area with nine pitches. Data collected during the assessment suggests that there are an estimated 51 households requiring short stay accommodation over a calendar year. The assessment suggests a provisional need for an additional eight transit pitches across the study area. Given the wide geographical spread of recorded encampments and the fact that existing transit provision for the whole area is located in a single authority (Lewes), it is difficult to provide definitive information in relation to where this additional transit need should be provided. It will be up to the respective authorities to work together to decide the most appropriate means of addressing additional transit provision. Furthermore, all authorities need to undertake more robust and consistent monitoring of households stopping on the existing transit provision and on unauthorised encampments in order to be able to more accurately assess future transit requirements.
7. It is recommended that this assessment of accommodation need is repeated in due course (circa 5 years) to ensure it remains as accurate as possible.

1. Introduction

Background and Scope

- 1.1 The Housing Act 2004 placed a duty upon local authorities to produce assessments of accommodation need for Gypsies and Travellers. In 2005, an East Sussex and Brighton & Hove Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken to look at accommodation and needs across the county. The report presented an estimate of 80 additional pitches for Brighton & Hove and East Sussex for the 2006-2011 period. However, the assessment pre-dated the CLG guidance on carrying out GTAA¹ and this requirement did not differentiate between residential and transit pitch need. Benchmarking of GTAA¹ carried out for the South East England Regional Assembly indicated that this figure was likely to have overstated requirements². In light of the benchmarking, the local authorities re-examined and made adjustments to their figures, concluding that an additional 47 permanent pitches were required over the 2006-2011 period. It was also concluded that no additional pitches would be required up to 2016 based on future pitch requirements being offset by future moves from sites to bricks and mortar³. However, it was suggested that such figures should be kept under review⁴. The previous GTAA did not cover Travelling Showpeople. Consequently, separate consultation was carried out by East Sussex County Council with the Showmen's Guild, which suggested that there were no additional requirements in East Sussex.
- 1.2 The submitted version of the Partial Review of the South East Plan contained proposals for 55 pitches for East Sussex and Brighton & Hove. The additional 8 pitches were allocated through a regional redistribution approach which aimed to share requirements more evenly across the South East. The requirements by local authority were as follows: Brighton & Hove (13); Eastbourne (three); Hastings (two); Lewes (10); Rother (seven); and Wealden (20). The Regional Assembly also made an allocation of nine plots for Travelling Showpeople across the study area.
- 1.3 Following the abolition of the Regional Strategies, the East Sussex authorities indicated that they wanted to conclude the work started in the Partial Review, taking a 'localist' approach to reassessing need⁵. This approach advocated meeting need where it arises rather than a 'top down' regional distribution of requirements. Taking the previous GTAA, the benchmarking exercise and the local knowledge of the authorities, the suggested residential pitch requirements for 2006-2016 were as follows: Brighton & Hove (16); Eastbourne (one); Hastings (three)⁶; Lewes (13);

¹ CLG (2007) *Gypsy and Traveller Accommodation Assessments – Guidance*, London: HMSO.

² CURS, SHUSU and CRESR (2008) *South East England Regional Assembly, South East Plan Partial Review: Gypsies, Travellers and Travelling Showpeople: GTAA Benchmarking and Audit of Advice, Final Summary Report*.

³ *Joint Evidence Paper: Provision for Gypsies and Travellers in East Sussex*, online at: <http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP058%20Joint%20Evidence%20Paper%20-%20Gypsies%20%26%20Travellers%20Provision.pdf>

⁴ CURS, SHUSU and CRESR (2008) (ibid).

⁵ *Joint Evidence Paper: Provision for Gypsies and Travellers in East Sussex* (ibid).

⁶ Hastings Council indicated that they did not accept the three pitch requirement and instead accepted a two pitch requirement, publishing evidence of this two-pitch need in October 2012. A two pitch site was identified

Rother (seven); and Wealden (32). The requirements for Travelling Showpeople were assumed to be nil, based on consultation with the Showmen's Guild.

1.4 In December 2013 the South Downs National Park Authority commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce an objective assessment of need for Brighton & Hove, Eastbourne, Hastings, Lewes, Rother, Wealden and the South Downs National Park. The primary purpose of this report is to provide an evidence base to inform the future development of planning policies through the Local Plan. This assessment analyses need as it currently stands (as of February 2014). This presents the projection of requirements for the following planning periods:

- 2013/14-2017/18 – five years
- 2018/19-2022/23 – five years
- 2023/24-2027/28 – five years

The assessment focuses on residential need for all of the local planning authorities with the exception of Rother, who have already undertaken an assessment. The assessment provides an estimate of transit need for all the East Sussex authorities (including Rother). The findings for Brighton & Hove feature in a separate report. This study provides the evidence base for each of the local planning authorities to determine how and where they are going to provide for the number of pitches required through their respective Local Plans. It is recognised that the management of, and service interaction with, some of the existing and future sites will fall within the remit of the local authorities and East Sussex County Council (not the local planning authorities).

Research approach

1.5 Draft practice guidance for local authorities undertaking Gypsy and Traveller Accommodation Assessments (GTAAAs) was released by the ODPM (now DCLG) in February 2006, with final guidance made available in October 2007. This Guidance was non-prescriptive in terms of methods but suggested that GTAAAs integrate a wide variety of evidence such as existing secondary information, views of selected stakeholders and the views of Gypsies, Travellers and Travelling Showpeople. The approach to this study involved bringing together various existing data sources with empirical research with the Gypsy and Traveller communities across the study area. Details about the methodology for the assessment can be found in Appendix 1. The methodology entailed 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.
- The bi-annual Caravan Count.

in their Development Management Plan. The Planning Inspector for Hastings Planning Strategy accepted the evidence produced by the Council. This two pitch site features as an element of existing supply for Hastings in this assessment of need.

- Census 2011 data.
- Information from the local authority with regards to pitch provision and supply.
- Information from key stakeholders. These included officers from within Eastbourne, Hastings, Lewes, Rother and Wealden Councils, East Sussex County Council, the South Downs National Park Authority, West Sussex County Council, NHS, the Police, Sussex Travellers Action Group (STAG), the Showmen’s Guild of Great Britain and Friends, Families and Travellers (FFT). Consultations (written and verbal) were undertaken in order to develop a clearer understanding about the context of provision and need within the area and to help inform the assessment of need. This information has been incorporated into this report in the appropriate places.
- A survey of Gypsies and Travellers currently residing or stopping in the study area. This entailed the completion of interviews with **185 Gypsies and Travellers** living in trailers and in bricks and mortar accommodation across East Sussex. This is broken down as follows by local authority area:
 - Eastbourne – 13 interviews
 - Hastings – 34 interviews
 - Lewes – 29 interviews
 - Rother – 32 interviews
 - Wealden – 77 interviews

1.6 Table 1.1 summarises the response to the survey by number of sites and estimated/known number of households across the East Sussex study area.

Table 1.1: Sample in relation to local Gypsy and Traveller population⁷

Type of accommodation	No. of sites			No. of known occupied pitches/households		
	Total	Sample	%	Total	Interview Sample	%
Socially rented residential sites	4	4	100%	32	28	88%
Private authorised sites	22	18	82%	38	30	79%
Unauthorised developments	3	2	67%	4	3	75%
Travelling Showpeople	1	0	0% ⁸	6	0	0%
TOTAL TRAILER BASED POPULATION	30	24	80%	80	61	76%
Bricks and mortar	N/A	N/A	N/A	N/A	107	N/A

1.7 The key points to note from the methods adopted is that:

- Overall, 80% of sites across the area are reflected in the survey responses. Household interviews were achieved on all accommodation types in the area,

⁷ This excludes the 17 respondents who were stopping on the transit site and unauthorised encampments at the time of the assessment.

⁸ At the time of the assessment, personal circumstances on the yard meant that we were unable to secure interviews with any of the residents. While the Community Interviewers did revisit the yard later during the fieldwork period, they were unable to gain access

with the exception of Travelling Showpeople. Over half of the sample (58%) is made up of households living in bricks and mortar accommodation.

- The survey represents 76% of the trailer based household and an estimated 34% of the population in bricks and mortar accommodation (see Table 3.6 for more detailed information in relation to the sample).
- Due to the size of the sample it is reasonable to gross up findings from the survey to the total population of Gypsies and Travellers across the study area. See Chapter 12 for a description of how the survey findings have been translated into accommodation need.

Structure of the report

1.8 This report is intended to assist Eastbourne, Hastings, Lewes, Rother and Wealden Councils and the South Downs National Park Authority in its formulation of planning policies for the provision of accommodation for the Gypsy, Traveller and Travelling Showpeople communities. It sets out the background and current policy context, identifies the estimated Gypsy, Traveller and Travelling Showpeople population and presents evidence of need arising within the study area.

- **Chapter 2** looks at the 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 evident from the bi-annual count of caravans and presents an estimate as to the size of the local Gypsy, Traveller and Travelling Showpeople population.
- **Chapter 4** presents information on socially rented residential site provision based on information provided by the Councils, East Sussex County Council and other key stakeholders, as well as drawing on the views of people living on the sites through the survey.
- **Chapter 5** presents information on authorised private residential site provision based on information provided by the Councils, East Sussex County Council and other key stakeholders, as well as drawing on the views of people living on the sites through the survey.
- **Chapter 6** presents information on unauthorised developments based on information provided by the Councils, East Sussex County Council and other key stakeholders, as well as drawing on the views of people living on unauthorised developments.
- **Chapter 7** looks at the presence of unauthorised encampments in the study area and the views of households stopping on unauthorised sites.
- **Chapter 8** looks at the numbers of Gypsies and Travellers living in bricks and mortar accommodation as well as drawing upon the views of people obtained through the household survey.
- **Chapter 9** looks at Travelling Showpeople specifically.
- **Chapter 10** looks at transit provision in the study area and the views of households stopping on the transit site.
- **Chapter 11** looks at a range of issues including the movement intentions of the sample, the formation of new households and concealment of existing ones and the accommodation preferences of the Gypsy and Traveller population.

- **Chapter 12** provides the numerical assessment of residential accommodation need for the respective authorities and the South Downs National Park Authority.
- **Chapter 13** provides an assessment of transit accommodation need.
- **Chapter 14** provides some conclusion comments in relation to the assessment.

1.9 The base date for this assessment is 1st February 2014. Provision made after this date contributes to the need identified in this report.

2. Policy context

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

National 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 specified 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.
- 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.

Current national planning policy

2.5 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.

2.6 In tandem with the publication of the NPPF the Government published a new policy on Gypsy and Travellers (*Planning policy for traveller sites*)⁹ and the two documents should be read in conjunction. They replaced Circulars 01/06 and 04/2007.

⁹ DCLG (2012) *Planning policy for traveller sites*, London: DCLG, online at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf

2.7 Paragraph 3 of the *Planning policy for traveller sites* 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.”

2.8 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:

- *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.*

2.9 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.

2.10 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).*
- E. *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.*
- F. *Protect local amenity and environment.*

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."

2.11 At the time of this assessment (September 2014), the Government had proposed changes to planning policy and guidance. In a published consultation document, the Government has set out a number of changes with the stated aim of:

"ensuring fairness in the planning system; and strengthening protection of our sensitive areas and Green Belt"¹⁰

Although the changes would apply to the settled community, the consultation document acknowledges that the proposals primarily relate to Gypsy and Traveller sites. Consultation on the proposed changes went beyond the timeframe of this assessment (ending in November 2014). Any change to policy as a result of this consultation may impact on the delivery against the need and issues identified in this report.

Regional planning policy

¹⁰ DCLG (2014) *Consultation: planning and travellers*, online at: <https://www.gov.uk/government/consultations/planning-and-travellers-proposed-changes-to-planning-policy-and-guidance>.

- 2.12 Regional Strategies were formally abolished in the Localism Act, 2011, which received Royal Assent on 15th November 2011. However, it has been made clear that the evidence base used to compile these strategies can still be used to inform the development of Local Plans as appropriate¹¹. Specific guidance is provided in terms of Gypsy and Traveller needs, this states 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 (GTAAAs) 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.”

Local planning policy

- 2.13 Table 2.1 below outlines the local policies covering the Gypsy, Traveller and Travelling Showpeople communities in the study area.

¹¹Chief Planner, CLG (6th July 2010) Chief Planning Officer Letter: Revocation of Regional Strategies

Table 2.1: Local policies in relation to Gypsies, Travellers and Travelling Showpeople

Local authority/ Planning authority	Document title	Date adopted	Policy approach in relation to Gypsies, Travellers and Travelling Showpeople
Eastbourne	<i>Eastbourne Core Strategy Local Plan</i>	February 2013	<p><i>Policy D6: Gypsies, Travellers and Travelling Showpeople</i></p> <p>In order to meet identified need for Gypsies, Travellers and Travelling Showpeople for the plan period, the Council will work with neighbouring local planning authorities on the provision of sites. If this process fails to identify sufficient sites by 2015, a Gypsy and Traveller Site Allocations Local Plan will be prepared to address the deficit.</p> <p>The following criteria will be used to assess the suitability of sites and will also be used to assess planning applications or proposals for Gypsies, Travellers and Travelling Showpeople:</p> <ul style="list-style-type: none"> • the impact on landscape character and/or sites of nature conservation interest, and scope for mitigation; • the topography of the site and impact on visual amenity as well as the risk of flooding; • the location of the site in relation to the highway network and the potential impact on traffic movement and trip generation on local roads; • safe and convenient access to local services and facilities such as schools, shops and health services, and the availability of utility services; • adequate provision can be made for on site parking, storage, play areas and landscaping screening in order to protect the amenities of adjacent occupiers; and • the impact on the residential amenity of the settled community.
Hastings	<i>Shaping Hastings: Hastings Local Plan: The</i>	February 2014	<p><i>Policy H5: Accommodation for Travelling Communities</i></p> <p>In assessing the suitability of sites for allocation for permanent residential sites for gypsies and travellers, and for the purposes of considering planning applications for sites for gypsies, travellers and travelling showpeople, proposals will be supported where the following criteria are met, the site</p>

	<p><i>Hastings Planning Strategy 2011-2028</i></p>		<p>should:</p> <ul style="list-style-type: none"> a) respect areas of high conservation or ecological value b) be acceptable in respect of vehicular access and parking c) achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby d) avoid locations where there is a risk of flooding <p>In the case of sites for travelling showpeople, site suitability assessment will also take account of the nature and scale of the showpeople's business in terms of the land required for storage and/or the exercising of animals.</p>
<p>Lewes</p>	<p><i>Lewes District Local Plan 2003</i></p>	<p>2003</p>	<p><i>RES21: Provision for Gypsies</i></p> <p>Planning permission will be granted for gypsy accommodation if the following criteria are met:</p> <ul style="list-style-type: none"> (a) the site is required for use by 'gypsies' as defined in the caravan site and control of Development Act 1960 as amended. (b) the site is not within a statutorily protected area such as the Sussex Downs Area of Outstanding Natural Beauty (c) the proposal does not have an adverse impact on any area with natural/wildlife/agricultural/archaeological interest (d) the site is adequately screened from all vantage points and is not prominent in the landscape (e) the proposal does not adversely affect the rural character of the surrounding countryside, particularly in local views (f) compliance with other District-Wide Policies <p>If the proposal meets the above criteria, the details of the site should conform to the following:</p> <ul style="list-style-type: none"> (g) conditions will be imposed prohibiting external lighting (h) all services to the site, such as water, power and foul drainage are positioned unobtrusively

		<ul style="list-style-type: none"> (i) conditions will be imposed limiting noise emissions from electricity generators and any other generators of noise to within working hours (j) no permanent structures will be acceptable except for those required to comply with site licensing conditions. Any permanent structures proposed must be unobtrusively positioned in order to minimise visual impact. <p><i>RES22: Travelling Show People</i></p> <p>Planning permission will be granted for the use of land for travelling show people if all the following criteria are met:</p> <ul style="list-style-type: none"> a) the site is not within a statutorily protected area such as the Sussex Downs Area of Outstanding Natural Beauty b) the proposal does not have an adverse impact on any area with natural/wildlife/agricultural/archaeological interest c) the site is adequately screened from all vantage points and does not encroach into open countryside d) convenient and safe vehicular access is provided e) the proposal does not adversely affect the rural character of the surrounding countryside, particularly in local views f) the use does not result in development which would be likely to cause disturbance to neighbours by reason of noise, fumes and dust resulting from vehicular movements and the maintenance and testing of vehicles g) other relevant District-Wide Policies <p>If the proposal meets the above criteria the details of the site should conform to the following;</p> <ul style="list-style-type: none"> h) no poles, flagpoles or external lighting will be allowed i) all services to the site, such as water, power and foul drainage, will be unobtrusively positioned
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			<p>j) conditions will be imposed limiting the hours of testing and operating machinery to normal working hours</p> <p>k) occupation of the site will be limited to the off season by condition.</p> <p>Following the publication of the NPPF Lewes District Council undertook a review of its saved policies to ensure they were consistent with the NPPF. RES21 and RES22 were considered to be 'partially consistent'¹².</p>
Rother	<i>Rother District Local Plan 2006</i>	July 2006	<p><i>Policy HG6: Sites for gypsies and travelling showpeople</i></p> <p>Proposals for new gypsy sites, extensions to existing gypsy sites and sites for travelling showpeople will be permitted provided the following criteria are met:</p> <ul style="list-style-type: none"> (i) There is no adverse impact on the character of the countryside, particularly in the High Weald Area of Outstanding Natural Beauty; (ii) The local environment and residential amenities will not be adversely affected; (iii) There is a satisfactory means of vehicular access and the local road network is adequate; (iv) The site is conveniently located in relation to schools and other community facilities. <p><i>Policy LHN5: Sites for the needs of Gypsies and Travellers</i></p> <p>Provision will be made for 5 permanent pitches within Rother for Gypsies and Travellers over the period 2011-2016, and a further 6 pitches between 2016 and 2028.</p> <p>Sites will be allocated in the Site Allocations and Development DPD, taking into account any sites granted permission in the interim.</p>

¹² See [http://www.lewes.gov.uk/Files/plan_Cabinet_Appendix\(1\).pdf](http://www.lewes.gov.uk/Files/plan_Cabinet_Appendix(1).pdf)

	<p><i>Rother District Council Proposed Submission Core Strategy (2011-2028)</i></p>		<p>Site selection will take into account the Strategy objectives, the future needs of occupiers and the likely availability of sites for its intended occupiers. Sites should meet the criteria set in Policy LHN6 [see below].</p> <p><i>Policy LHN6: Gypsies, Travellers and Travelling Showpeople Criteria</i></p> <p>Site allocations will be made and/or planning permission granted for Gypsy, Traveller and Travelling Showpeople sites, when all of the following criteria are met:</p> <ul style="list-style-type: none"> (i) The site is not located in a nature conservation designated area, in an area at risk from flooding (flood zones 3a & 3b or a functional floodplain), in close proximity to a Source Protection Zone or significantly contaminated land; (ii) The site should not result in an unacceptable visual or landscape impact, especially in the High Weald AONB taking account of proposed landscaping or screening; (iii) The site is located within or close to an existing settlement and is accessible to local services by foot, by cycle or by public transport; (iv) The site can be adequately accessed by vehicles towing caravans and provides adequate provision for parking, turning, and access for emergency vehicles; (v) The site is not disproportionate in scale to the existing settlement; (vi) Mixed use sites should not unreasonably harm the amenity of adjoining properties; (vii) In the case of sites for Travelling Showpeople, the site must also be suitable for the storage of large items of mobile equipment; <p>Where planning permission is granted, appropriate conditions or planning obligations will be imposed to ensure occupation of the site is restricted to those persons genuinely falling into the definition of Gypsies, Travellers and Travelling Showpeople.</p>
Wealden	<i>Wealden</i>	February	<i>WCS10: The Travelling Community – Provision for Gypsies and Travellers</i>

	<p><i>District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan</i></p>	<p>2013</p>	<p>To meet the identified need for Gypsies and Travellers within the District for the period 2006 to 2016, 32 pitches will be provided for (an additional 23 pitches). Sites will be allocated within the Delivery and Site Allocations Development Plan Document (DPD) to make up any shortfall.</p> <p><i>WCS11: The Travelling Community- Provision for Gypsies, Travellers and Travelling Showpeople: Site Criteria</i></p> <p>In assessing the suitability of sites for allocation for permanent residential sites both for Gypsies and Travellers, and for the purposes of considering planning applications for sites for Gypsies and Travellers and for Travelling Showpeople, proposals will be supported where the following criteria are met:</p> <ul style="list-style-type: none"> • Well related to existing settlements with local services and facilities. Sites should either be within or close to such settlements or close to major roads and/or public transport thus affording good access to local services; • Have safe and convenient vehicular access, be suitable in terms of topography and be in a location where the necessary infrastructure already exists or can reasonably be provided; • Be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby. The site will provide an acceptable level of amenity for the proposed residents and will not have an unacceptable level of impact on the residential amenity of neighbouring dwellings; • Not compromise the essential features of nationally designated areas of landscape, historical or nature conservation protection, including the South Downs National Park and High Weald Area of Outstanding Natural Beauty. Ashdown Forest Special Area of Conservation and Special Protection Area, and the Pevensey Levels Ramsar site should be avoided as potential locations; and • Avoid locations where there is a risk of flooding, or which are adjacent to incompatible uses such as a refuse tip, sewage treatment works or significantly contaminated land.
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			In the case of sites for Travelling Showpeople, proposals will be assessed upon the basis of established need. Site suitability assessment will also take account of the nature and scale of the Showpeople's business in terms of the land required for storage and/or the exercising of animals.
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- 2.14 With regards to the South Downs National Park Authority, the current development plan is broken down into the constituent districts/boroughs/unitary areas outlined above. This includes jointly developed Core Strategies and local plans which the South Downs National Park Authority inherited on 1st April 2011 when they became the Planning Authority for the Park.
- 2.15 Cumulatively, the policy context outlined in this chapter makes it clear that there is a fundamental need for LPAs to understand and plan for the needs of Gypsy, Traveller and Travelling Showpeople 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

- 2.16 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.
- 2.17 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 Assessments required by the Housing Act 2004 is:
- a) Persons with a cultural tradition of nomadism or of living in a caravan.*
- b) All other persons of a nomadic habit of life, whatever their race or origin, including:*
- a. 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.*
- b. Members of an organised group of travelling showpeople or circus people (whether or not travelling together as such).*
- 2.18 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 showpeople or circus people travelling together as such.*
- 2.19 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.
- 2.20 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.

- 2.21 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"¹³. However, the study has also taken into consideration the planning definition where it is considered appropriate to do so.
- 2.22 As highlighted above, at the time of this assessment, the Government was consulting on proposed changes to planning policy and guidance¹⁴. The proposed changes include changing the planning definition so that it includes only those who travel. As above, any change to policy may impact on the delivery against the need and issues identified in this report.

Housing and accommodation need

- 2.23 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"¹⁵.
- 2.24 In recognising that in many cases these definitions are inappropriate for Gypsies and Travellers, the guidance on producing Gypsy and Traveller Accommodation Assessments¹⁶ 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 those¹⁷:
- Who have no authorised site on which to reside.
 - Whose existing site accommodation is overcrowded or unsuitable, but who are

¹³CLG (2011) Planning for Traveller sites, Consultation Paper, April, London: HMSO, online at:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1886164.pdf>

¹⁴ DCLG (2014) *Consultation: planning and travellers*, online at:

<https://www.gov.uk/government/consultations/planning-and-travellers-proposed-changes-to-planning-policy-and-guidance>.

¹⁵ODPM (2006) Definition of the term 'Gypsies and Travellers' for the purposes of the Housing Act 2004. Consultation Paper, February, London: HMSO.

¹⁶GTAA 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.

¹⁷CLG (2007) Gypsy and Traveller Accommodation Needs Assessments – Guidance, London: HMSO.

- unable to obtain larger or more suitable accommodation.
 - Who contain suppressed households who are unable to set up separate family units and are unable to access a place on an authorised site, or obtain or afford land to develop one.
- 2.25 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).
- 2.26 The needs presented in this report reflect both the definition of Gypsies and Travellers as used in the Housing Act 2004, which gives an overall strategic level of accommodation need, and the new planning policy which indicates the proportion of site-based need for operational purposes. It should also be noted that steps have been taken within this report to analyse need in the context of local and historic demand.
- 2.27 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

- 2.28 There is no set definition for what constitutes a Gypsy, Traveller and Travelling Showpeople residential pitch (or plot for Travelling Showpeople). In the same way as in the settled community, Gypsies, Travellers and Travelling Showpeople require various accommodation sizes, depending on the number of family members.
- 2.29 The convention used in this report is that a pitch is the place on a Gypsy and Traveller site accommodating a single family/household. 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. Following the convention used in the last round of GTAAs, and an approach advocated by DCLG guidance, this study uses a 1.7 caravan to pitch ratio.

Conventions

- 2.30 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 distinguished by being in italic type and usually inset.

3. Baseline information on the Gypsy and Traveller 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 East Sussex area. The Caravan Count is a dataset collected bi-annually for all Local Authorities in England and follows a method prescribed by Central Government. This chapter also presents information on the estimated size of the Gypsy and Traveller population in the study area.

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 study area. 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 count¹⁸. Such issues include: the 'snapshot' nature of the data, the inclusion of caravans and not households, the exclusion of Travelling Showpeople¹⁹, and the exclusion of Gypsies and Travellers in bricks and mortar accommodation. The analysis contained in this report, which is based on information supplied by the local authority, key stakeholders and a survey of Gypsy and Traveller households, therefore represents a more robust assessment of the current situation than would be the case if only the Caravan Count we used.

3.3 Using the information from the Caravan Count from January 2006 to the latest published count of January 2014, Tables 3.1 to 3.6 and the corresponding Figures 3.1 to 3.6 provide the distribution of caravan numbers for local authorities in East Sussex since January 2006. Together these show the following:

- Across East Sussex, the majority of caravans are recorded on socially rented or private sites with planning permission. The number of both of these has increased over time. The number of caravans recorded on unauthorised developments and unauthorised encampments have decreased over time.
- Across East Sussex the number of caravans recorded on socially rented or private sites with planning permission has increased over time. The number of unauthorised developments has decreased slightly. The number of unauthorised encampments is often higher in individual counts than either of the number of socially rented or of private sites with planning permission.
- No information about the breakdown of planning permission on private sites is available before 2010.

¹⁸Niner, P. (2002) Review of the ODPM Caravan Count, London: ODPM.

¹⁹The January 2011 count included a count of Travelling Showpeople caravans for the first time.

- There are no Travelling Showpeople caravans shown in any of the three years January 2011 to January 2014 in any of the authorities in East Sussex.

3.4 The caravan counts are discussed below for each authority in turn.

Eastbourne

3.5 There are no caravans shown in the caravan counts since 2006. There may have been other encampments which did not show at the time of the counts, and stakeholder consultation suggested that encampments were usually moved to Bridie's Tan (transit site in Lewes). The stakeholders interviewed suggested that there may be little reason for Gypsies and Travellers to go to Eastbourne. As one stakeholder stated:

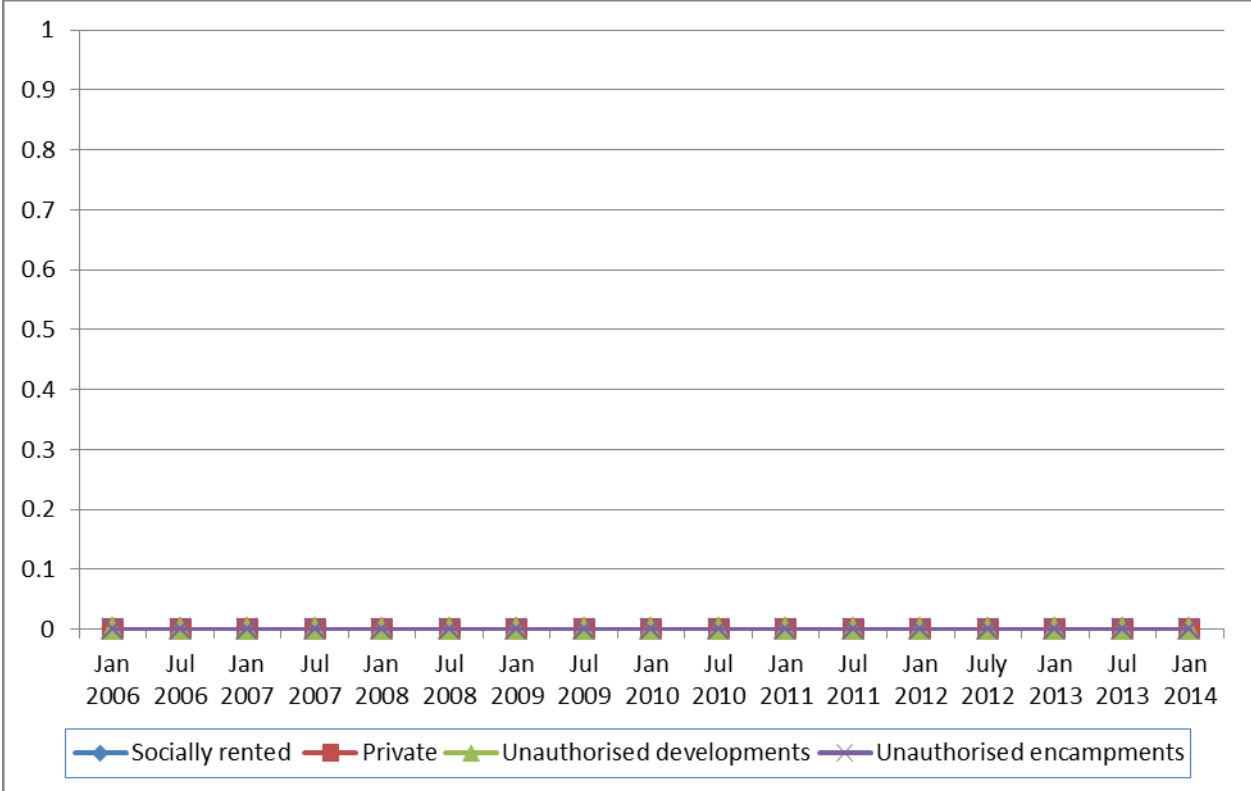
"Eastbourne is right at the end of the A27 and is not on route to anywhere. Anyone coming to Eastbourne is coming to Eastbourne"

Table 3.1: Caravan numbers across accommodation types within Eastbourne 2006 – 2014

Count	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total
	Socially rented	Private			Unauthorised developments		Unauthorised encampments		
		Temporary permission	Permanent permission	All private	'Tolerated'	'Not tolerated'	'Tolerated'	'Not tolerated'	
Jan 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Jan 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Jan 2012	0	0	0	0	0	0	0	0	0
Jul 2011	0	0	0	0	0	0	0	0	0
Jan 2011	0	0	0	0	0	0	0	0	0
Jul 2010	0	0	0	0	0	0	0	0	0
Jan 2010	0	0	0	0	0	0	0	0	0
Jul 2009	0	-	-	0	0	0	0	0	0
Jan 2009	0	-	-	0	0	0	0	0	0
Jul 2008	0	-	-	0	0	0	0	0	0
Jan 2008	0	-	-	0	0	0	0	0	0
Jul 2007	0	-	-	0	0	0	0	0	0
Jan 2007	0	-	-	0	0	0	0	0	0
Jul 2006	0	-	-	0	0	0	0	0	0
Jan 2006	0	-	-	0	0	0	0	0	0

Source: Department of Communities and Local Government

Figure 3.1: Caravan numbers across accommodation types within Eastbourne 2006 – 2014



Source: Department of Communities and Local Government

Hastings

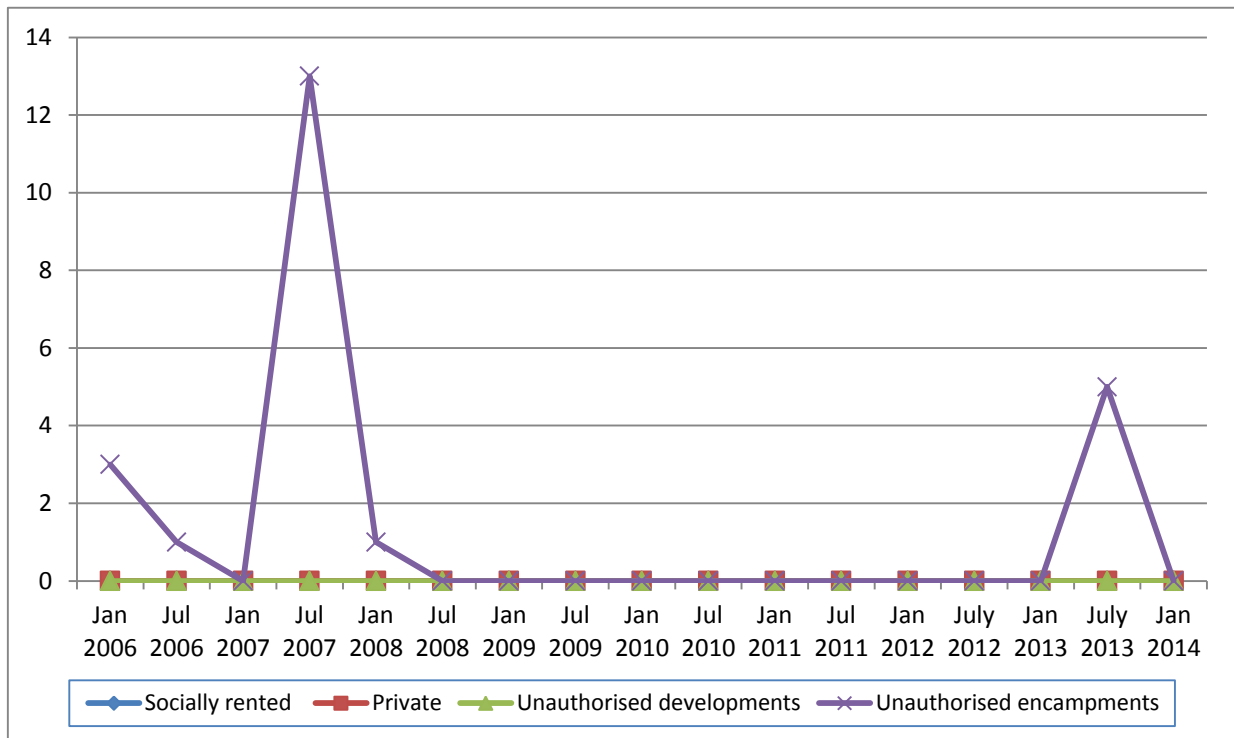
3.6 The only recorded caravans since 2006 are on unauthorised encampments with instances shown in 2006, a comparatively large group in July 2007 then nothing until July 2013. The stakeholder interviews suggested that there may be other unauthorised encampments through the year, but that these tended to be very short term and move of their own accord.

Table 3.2: Caravan numbers across accommodation types within Hastings 2006 – 2014

Count	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total
	Socially rented	Private			Unauthorised developments		Unauthorised encampments		
		Temporary permission	Permanent permission	All private	'Tolerated'	'Not tolerated'	'Tolerated'	'Not tolerated'	
Jan 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	5	5
Jan 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Jan 2012	0	0	0	0	0	0	0	0	0
Jul 2011	0	0	0	0	0	0	0	0	0
Jan 2011	0	0	0	0	0	0	0	0	0
Jul 2010	0	0	0	0	0	0	0	0	0
Jan 2010	0	0	0	0	0	0	0	0	0
Jul 2009	0	-	-	0	0	0	0	0	0
Jan 2009	0	-	-	0	0	0	0	0	0
Jul 2008	0	-	-	0	0	0	0	0	0
Jan 2008	0	-	-	0	0	0	0	1	1
Jul 2007	0	-	-	0	0	0	0	13	13
Jan 2007	0	-	-	0	0	0	0	0	0
Jul 2006	0	-	-	0	0	0	1	0	1
Jan 2006	0	-	-	0	0	0	0	3	3

Source: Department of Communities and Local Government

Figure 3.2: Caravan numbers across accommodation types within Hastings 2006 – 2014



Source: Department of Communities and Local Government

Lewes

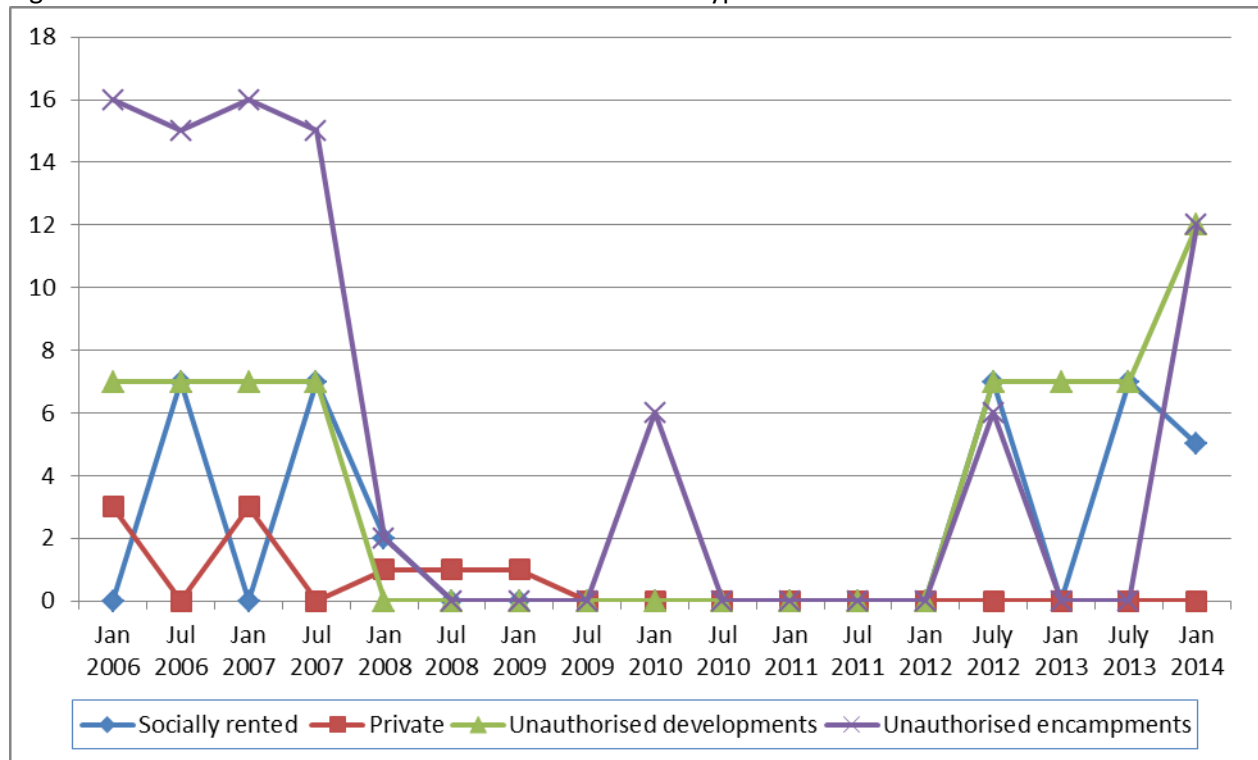
3.7 The picture in Lewes shown by the Caravan Counts appear to be a little more complex. The number of all types of caravan fell from showing a definite presence of caravans on all the four accommodation types before 2008 to zero or very low levels between 2008 and January 2012. The counts of all types then increased from July 2012 to July 2013. Bridie’s Tan transit site, opened in Lewes in September 2009, a year or so after the decrease in counted numbers in 2008 and over two years before the later increase. Furthermore, while Lewes has existing private provision (see Chapter 5), these do not appear on any of the more recent counts.

Table 3.3: Caravan numbers across accommodation types within Lewes 2006 – 2014

Count	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total
	Socially rented	Private			Unauthorised developments		Unauthorised encampments		
		Temporary permission	Permanent permission	All private	'Tolerated'	'Not tolerated'	'Tolerated'	'Not tolerated'	
Jan 2014	5	0	0	0	7	5	7	5	29
July 2013	7	0	0	0	7	0	0	0	14
Jan 2013	0	0	0	0	7	0	0	0	7
July 2012	7	0	0	0	7	0	6	0	20
Jan 2012	0	0	0	0	0	0	0	0	0
Jul 2011	0	0	0	0	0	0	0	0	0
Jan 2011	0	0	0	0	0	0	0	0	0
Jul 2010	0	0	0	0	0	0	0	0	0
Jan 2010	0	0	0	0	0	0	6	0	6
Jul 2009	0	-	-	0	0	0	0	0	0
Jan 2009	0	-	-	1	0	0	0	0	1
Jul 2008	0	-	-	1	0	0	0	0	1
Jan 2008	2	-	-	1	0	0	0	2	5
Jul 2007	7	-	-	0	0	7	5	10	29
Jan 2007	0	-	-	3	0	7	16	0	26
Jul 2006	7	-	-	0	0	7	5	10	29
Jan 2006	0	-	-	3	0	7	16	0	26

Source: Department of Communities and Local Government

Figure 3.3: Caravan numbers across accommodation types within Lewes 2006 – 2014



Source: Department of Communities and Local Government

Rother

3.8 The Caravan Count data for Rother shows the following:

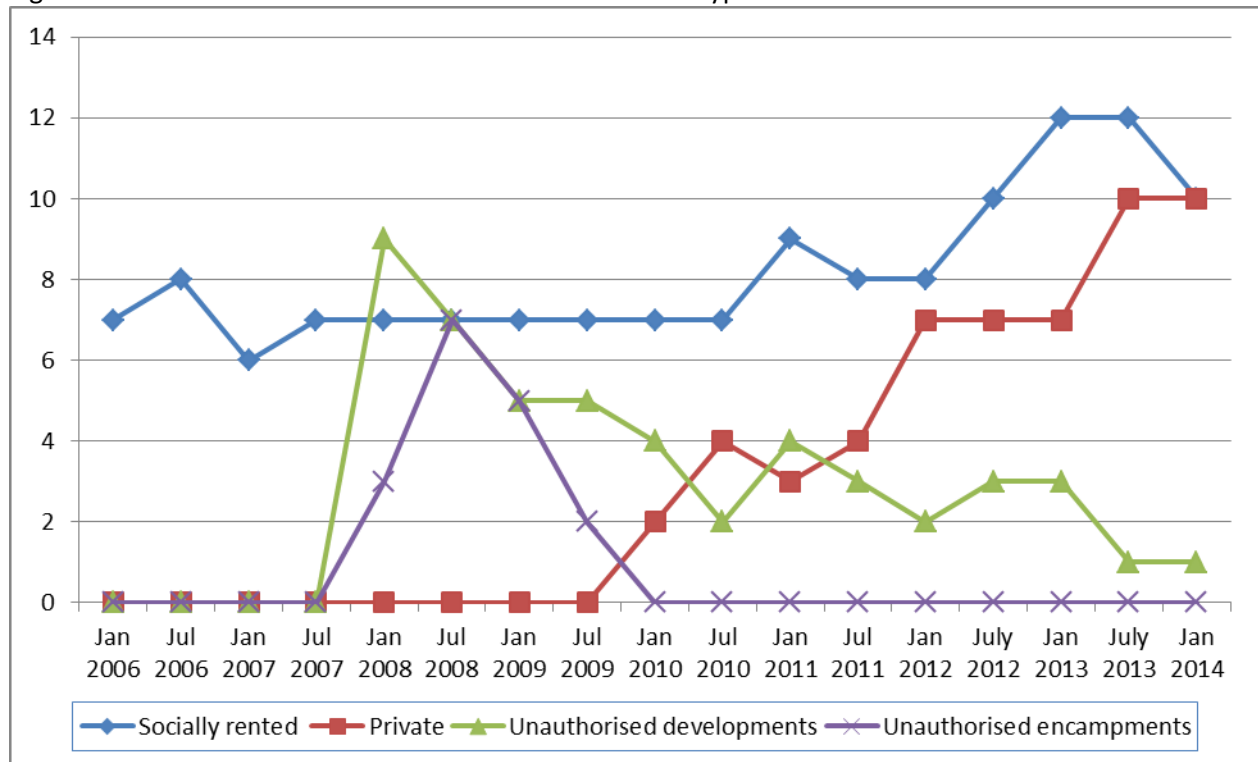
- The largest number of caravans are recorded on socially rented sites. The socially rented numbers changed little between January 2006 and July 2010. There was then a steady increase to January 2013. The number of caravans counted on private sites increased steadily from a historic level of zero starting from July 2009 to January 2014.
- The number of caravans counted on unauthorised developments and encampments has fallen over broadly the same time as the counted use of social rented and authorised private sites increased.
- While we cannot attribute causation here, this may fit with a programme of dealing with unauthorised caravans through such means as maximising the use of socially rented sites, granting permission for private sites and possibly greater use of the Bridie’s Tan transit site.

Table 3.4: Caravan numbers across accommodation types within Rother 2006 – 2014

Count	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total
	Socially rented	Private			Unauthorised developments		Unauthorised encampments		
		Temporary permission	Permanent permission	All private	'Tolerated'	'Not tolerated'	'Tolerated'	'Not tolerated'	
Jan 2014	10	4	6	10	0	1	0	0	21
July 2013	12	4	6	10	1	0	0	0	23
Jan 2013	12	4	3	7	0	3	0	0	22
July 2012	10	4	3	7	0	3	0	0	20
Jan 2012	8	3	4	7	0	2	0	0	17
Jul 2011	8	3	1	4	0	3	0	0	15
Jan 2011	9	2	1	3	1	3	0	0	16
Jul 2010	7	2	2	4	1	1	0	0	13
Jan 2010	7	1	1	2	2	2	0	0	13
Jul 2009	7	-	-	0	0	5	2	0	14
Jan 2009	7	-	-	0	0	5	3	2	17
Jul 2008	7	-	-	0	3	4	2	5	21
Jan 2008	7	-	-	0	4	5	3	0	19
Jul 2007	7	-	-	0	0	0	0	0	7
Jan 2007	6	-	-	0	0	0	0	0	6
Jul 2006	8	-	-	0	0	0	0	0	8
Jan 2006	7	-	-	0	0	0	0	0	7

Source: Department of Communities and Local Government

Figure 3.4: Caravan numbers across accommodation types within Rother 2006 – 2014



Source: Department of Communities and Local Government

Wealden

3.9 The Caravan Count data for Wealden shows the following:

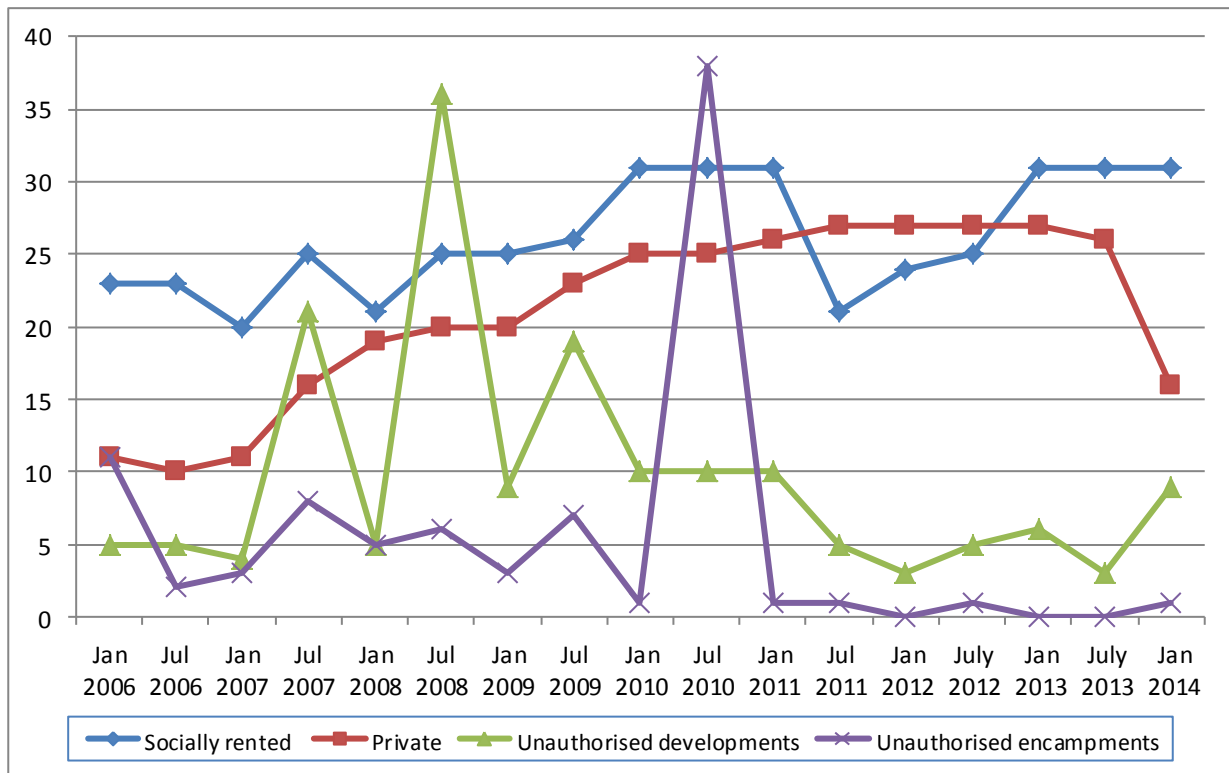
- Since July 2010 the large majority of caravans were recorded on socially rented or private sites with permanent or temporary planning permission. Both of these increased over the period 2006 to 2013, with a decrease in caravans recorded on private sites in January 2014.
- The number of caravans on unauthorised developments decreased steadily since reaching a high in July 2007 to July 2008, until an increase again in January 2014. Other than a large number of caravans in July 2010, the number of unauthorised encampments has decreased from January 2010.
- As above, while we cannot attribute causation here, this may fit with a programme of dealing with unauthorised caravans through such means as maximising the use of socially rented sites, granting permission for private sites and possibly greater use of the Bridie’s Tan transit site.

Table 3.5: Caravan numbers across accommodation types within Wealden 2006 – 2014

Count	Authorised sites (with planning permission)				Unauthorised sites (without planning permission)				Total
	Socially rented	Private			Unauthorised developments		Unauthorised encampments		
		Temporary permission	Permanent permission	All private	'Tolerated'	'Not tolerated'	'Tolerated'	'Not tolerated'	
Jan 2014	31	3	13	16	7	2	0	1	57
July 2013	31	11	15	26	1	2	0	0	60
Jan 2013	31	13	14	27	1	5	0	0	64
July 2012	25	13	14	27	1	4	0	1	58
Jan 2012	24	13	14	27	1	2	0	0	54
Jul 2011	21	13	14	27	1	4	0	1	54
Jan 2011	31	12	14	26	1	9	1	0	68
Jul 2010	31	11	14	25	1	9	38	0	104
Jan 2010	31	11	14	25	1	9	1	0	67
Jul 2009	26	-	-	23	12	7	2	5	75
Jan 2009	25	-	-	20	1	8	3	0	57
Jul 2008	25	-	-	20	29	7	5	1	87
Jan 2008	21	-	-	19	0	5	0	5	50
Jul 2007	25	-	-	16	13	8	0	8	70
Jan 2007	20	-	-	11	0	4	0	3	38
Jul 2006	23	-	-	10	0	5	0	2	40
Jan 2006	23	-	-	11	0	5	0	11	50

Source: Department of Communities and Local Government

Figure 3.5: Caravan numbers across accommodation types within Wealden 2006 – 2014



Source: Department of Communities and Local Government

The size of the local Gypsy and Traveller community

3.10 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 our survey findings, together with information provided by the local authorities and other key stakeholders in order to provide a best estimate as to the size of the local Gypsy and Traveller population at the time of the assessment.

3.11 Table 3.6 presents the estimation of the size of the Gypsy, Traveller and Travelling Showpeople population across the East Sussex study area. Using the best information available it is estimated that there are at least **1,107 individuals or 313 households**.

Table 3.6: Gypsy and Traveller population residing in East Sussex

Type of accommodation	Eastbourne		Hastings		Lewes		Rother		Wealden	
	Households (based on 1 pitch/house = 1 household)	Individuals	Households (based on 1 pitch/house = 1 household)	Individuals	Households (based on 1 pitch/house = 1 household)	Individuals	Households (based on 1 pitch/house = 1 household)	Individuals	Households (based on 1 pitch/house = 1 household)	Individuals
Socially rented sites	0	0	0	0	0	0	8	18	25	58
Private sites (permanent)	0	0	0	0	4	16 ²⁰	4	11	19	55
Private sites (temporary)	0	0	0	0	1	4	3	11	7	27
Unauthorised developments	0	0	0	0	0	0	1	4 ²¹	3	7
Unauthorised encampments (tolerated)	0	0	0	0	18	38	0	0	0	0
Bricks and mortar ²²	26	99	62	248	28	101	36	126	62	260
Travelling Showpeople	0	0	0	0	0	0	0	0	6	24 ²³
Total	26	99	62	248	51	159	52	170	122	431

²⁰ We were unable to secure any interviews on this site as the residents were absent during the multiple visits made over the fieldwork period. We have taken an assumption of four people per pitch as per the private temporary site.

²¹ We were unable to secure an interview on the unauthorised development. We have taken an assumption of four people per pitch.

²² The figures for bricks and mortar individuals are derived by multiplying the estimated number of households by the average household size of bricks and mortar households interviewed in the Gypsy and Traveller survey in each particular local authority area. The average household size for each local authority area was as follows: Eastbourne (3.8); Hastings (4); Lewes (3.6); Rother (3.5); and Wealden (4.2).

²³ Personal circumstances on the yard at the time of the assessment meant that we were unable to secure interviews with any of the residents. We have therefore taken an assumption of four people per pitch.

3.12 In order to provide more specific information on the local Gypsy and Traveller population, the remaining chapters draw upon the information provided by Eastbourne, Hastings, Lewes, Rother and Wealden Councils, East Sussex County Council and the South Downs National Park Authority on site provision in the study area, the views of stakeholders, as well as information obtained through a survey of Gypsy and Traveller households.

4. Socially rented residential sites

- 4.1 This chapter provides a discussion on socially rented provision across the study area, drawing on information provided by the Councils and other key stakeholders, and the survey with households living on socially rented sites.
- 4.2 Table 4.1 below provides a brief overview of socially rented residential provision in the study area. None of these sites were within the South Downs National Park.

Table 4.1: Socially rented residential sites in East Sussex

Local authority	No.of SR sites	Name of site(s)	Ownership/management	Plans to provide SR site/additional site over next five years?
Eastbourne	0	N/A	N/A	No
Hastings	0	N/A	N/A	No
Lewes	0	N/A	N/A	No
Rother	1	1. Redlands Lane	East Sussex County Council	No
Wealden	3	1. Maresfield 2. Swan Barn 3. Polly Arch	All East Sussex County Council	No

- 4.3 Boxes 4.1 – 4.4 below provide further details about each existing socially rented residential site.

Box 4.1: Redlands Lane, Roberstbridge, Rother

This site currently has a total of eight residential pitches. At the time of this study all eight were occupied. East Sussex County Council indicated that the site had increased by one pitch over the last five years.

The site had been the subject of a successful bid for a Gypsy and Traveller Sites Grant. This had been used for: provision of directly metered electricity; repairing fences; and division of one pitch to create an additional pitch.

Licensees are permitted to be absent for a period of six weeks (or longer by negotiation) for travelling subject to payment of full rent/licence fee. Visitors are permitted on the site; however, this is subject to fire regulations and is time limited to two weeks in a six month period (or longer by negotiation).

There is a formal waiting list for the East Sussex socially rented sites. This is a single list covering all sites. At the time of the assessment there were eighteen applicants on the waiting list. The County Council indicated that this number has remained static over the last two to three years. There is a formal policy for allocating pitches.

The weekly rent is £58 with all/almost all residents (over 90%) receiving housing benefit payments towards this. A damage deposit of £100 is required at the start of a licence.

Information from the County Council indicates that there are currently **eighteen people living on the site**: twelve adults; three children under the age of five; one child aged five to eleven; and two children aged twelve to sixteen. In terms of ethnic groups, the residents were reported to be English Gypsy or Traveller.

The County Council reported 100% occupancy for most of the year during 2013. Most residents (i.e. 60 – 90%) have lived on the site longer term (five year or over). No pitches had been vacated in 2013 (three had been vacated and re-let in 2012). Each pitch has an amenity unit which has a bath with shower attachment (three pitches had a shower only), heating, space for cooking, and space/provision for laundry facilities.

The County Council described the quality of the general surroundings and environment of the site, the site's location in relation to access to schools and shops, and the physical condition and maintenance of the site as good. It was indicated that there have been no known instances of disputes between residents, intimidation or vandalism on the site over the last twelve months. However, it was indicated that dog fouling on communal areas of the site had caused aggravation to other residents. Furthermore, consultation with Rother Council suggested that there was an issue with fly tipping on adjacent land.

The County Council indicated that **two households were currently 'doubled up'** on the site (i.e. ideally requiring their own separate accommodation).

Box 4.2: Maresfield, Uckfield, Wealden

This site currently has a total of ten residential pitches. At the time of this study nine pitches were occupied. East Sussex County Council indicated that one pitch was closed due to vandalism and they were currently "*waiting for repairs and legal resolution*". It was indicated that this pitch was likely to reopen within two to six months. The County Council indicated that the site had increased by two pitches over the last five years.

The site had been the subject of a successful bid for a Gypsy and Traveller Sites Grant. This had been used for: the addition of two new pitches; refurbishment of the other pitches to provide new utility blocks for each pitch; individual metering of water supply; and change from coin meters for electricity to directly metered supply.

Licensees are permitted to be absent for a period of six weeks (or longer by negotiation) for travelling subject to payment of full rent/licence fee. Visitors are permitted on the site; however, this is subject to fire regulations and is time limited to two weeks in a six month period (or longer by negotiation).

As highlighted above, there is a formal waiting list for the East Sussex socially rented sites. At the time of the assessment there were eighteen applicants on the waiting list. The County Council indicated that this number has remained static over the last two to three years. There is a formal policy for allocating pitches.

The weekly rent is £58 with all/almost all residents (over 90%) receiving housing benefit payments towards this. A damage deposit of £100 is required at the start of a licence.

Information from the County Council indicates that there are currently **twenty-one people living on the site**: eleven adults; five children under the age of five; three children aged five to eleven; and two children aged twelve to sixteen. In terms of ethnic groups, the residents were reported to be English Gypsy/Traveller and Irish Traveller.

The County Council reported 75-100% occupancy for most of the year during 2013. Most residents (i.e. 60 – 90%) have lived on the site longer term (five year or over). Two pitches had been vacated and re-let in 2013 (with a small turnover of pitches every year over the last four years). Each pitch has an amenity unit which has a bath with shower attachment, toilet, heating, space for cooking, and space/provision for laundry facilities.

The County Council described the quality of the general surroundings and environment of the site as average, while the site's location in relation to access to schools and shops, and the physical condition and maintenance of the site was described as good. It was indicated that there had been instances of disputes between residents, intimidation, vandalism and other anti-social behaviour (ASB) on the site over the last twelve months. The County Council indicated that there had been violence between residents resulting in one family choosing to leave the site. There was also alcohol induced intimidation and vandalism of the vacated pitch.

The County Council indicated that **no households were currently 'doubled up'** on the site (i.e. ideally requiring their own separate accommodation).

Box 4.3: Swan Barn, Hailsham, Wealden

This site currently has a total of nine residential pitches. At the time of this study eight pitches were occupied. East Sussex County Council indicated that the vacant pitch would be re-let within the next month. The County Council indicated that the site had increased by four pitches over the last five years.

The site had been the subject of a successful bid for a Gypsy and Traveller Sites Grant. This had been used for: the addition of four new pitches; refurbishment of the other pitches to provide new utility blocks for each pitch; individual metering of water supply; and change from coin meters for electricity to directly metered supply.

Licensees are permitted to be absent for a period of six weeks (or longer by negotiation) for travelling subject to payment of full rent/licence fee. Visitors are permitted on the site; however, this is subject to fire regulations and is time limited to two weeks in a six month period (or longer by negotiation).

As highlighted above, there is a formal waiting list for the East Sussex socially rented sites. At the time of the assessment there were eighteen applicants on the waiting list. The County Council indicated that this number has remained static over the last two to three years. There is a formal policy for allocating pitches.

The weekly rent is £58 with all/almost all residents (over 90%) receiving housing benefit payments towards this. A damage deposit of £100 is required at the start of a licence.

Information from the County Council indicates that there are currently **twenty-two people living on the site**: seventeen adults; one child under the age of five; one child aged five to eleven; and three children aged twelve to sixteen. In terms of ethnic groups, the residents were reported to be English Gypsy or Traveller.

The County Council reported 100% occupancy for most of the year during 2013. Around 40-60% of residents had lived on the site longer term (five year or over). One pitch had been vacated in 2013 (and would be re-let soon) (one pitch per year was vacated over the last four years). Each pitch has an amenity unit which has a bath with shower attachment (three pitches had a shower only), heating, space for cooking, and space/provision for laundry facilities.

The County Council described the site's location in relation to access to schools and shops as average, while the quality of the general surroundings and environment of the site, and the physical condition and maintenance of the site was described as good. It was indicated that there had been instances of disputes between residents, intimidation, vandalism and other ASB on the site over the last twelve months. The County Council indicated that there had been ASB relating to carrying out business on site and 'fly tipping' on adjoining land. There had also been intimidation and disputes between two families, resulting in one family choosing to leave the site, as well as vandalism to a pitch (by children).

The County Council indicated that **three households were currently 'doubled up'** on the site (i.e. ideally requiring their own separate accommodation).

Box 4.4: Polly Arch, Polegate, Wealden

This site currently has a total of six residential pitches. At the time of this study all six were occupied.

The site had been the subject of a successful bid for a Gypsy and Traveller Sites Grant. This had been used for: refurbishment of utility blocks (paintwork, woodwork and tiling).

Licensees are permitted to be absent for a period of six weeks (or longer by negotiation) for travelling subject to payment of full rent/licence fee. Visitors are permitted on the site; however, this is subject to fire regulations and is time limited to two weeks in a six month period (or longer by negotiation).

As highlighted above, there is a formal waiting list for the East Sussex socially rented sites. At the time of the assessment there were eighteen applicants on the waiting list. The County Council indicated that this number has remained static over the last two to three years. There is a formal policy for allocating pitches.

The weekly rent is £58 with all/almost all residents (over 90%) receiving housing benefit payments towards this. A damage deposit of £100 is required at the start of a licence.

Information from the County Council indicates that there are currently **fifteen people living on the site**: nine adults; three children under the age of five; two children aged five to

eleven; and one child aged twelve to sixteen. In terms of ethnic groups, the residents were reported to be English Gypsy or Traveller.

The County Council reported 100% occupancy for most of the year during 2013. Most residents (i.e. 60 – 90%) have lived on the site longer term (five year or over). No pitches had been vacated over the last three years. Each pitch has an amenity unit with bath or shower, toilet, partial heating, space for cooking, and space/provision for laundry facilities.

The County Council described the physical condition and maintenance of the site as average, while the quality of the general surroundings and environment of the site, and the site's location in relation to access to schools and shops was described as good. It was indicated that there have been no known instances of disputes between residents, intimidation, vandalism or other ASB on the site over the last twelve months.

The County Council indicated that **no households were currently 'doubled up'** on the site (i.e. ideally requiring their own separate accommodation).

- 4.4 Stakeholder consultation with Friends, Families and Travellers (FFT) in relation to the existing socially rented sites suggested that:

“There is overcrowding on the majority of sites. There is a waiting list to access all of them and if there is nowhere else to go they will stay on the sites in overcrowded conditions. Especially where people have grown up on site”.

Survey findings: socially rented residential sites

- 4.5 A total of 28 people were interviewed across the four socially rented sites over the study period. The residents were Romany Gypsies, with the exception of one person who stated that they were Irish Traveller. The respondents ranged in age from 17 – 24 to 75 – 84. Just over a third of the sample (36%) were over the age of 50. Household size ranged from one to seven. There were 79 people across the 28 households; an average of 2.8 people per household. Half of the households (14) indicated that they had children. Amongst the households there were 31 children; 2.2 children per household.

Views on size and facilities

- 4.6 The majority of respondents (61%) had a single caravan, with the remaining respondents stating that they had two caravans. One person indicated that their caravan was rented rather than owned. The average number of caravans to households was 1.4. The majority of respondents (79%) reported that they had enough space. Six households (three in Rother and three in Wealden) indicated that they did not have enough space; all of whom indicated that they needed a larger pitch. Three of these respondents also felt that the site needed to be larger, with one person indicating that they also needed more bedrooms or living space. The following are some of the comments that were made in relation to lack of space. As can be seen, the comments related to having not enough room for caravans but also other vehicles:

“The Council should do up the site. The plot needs to be bigger. When you have the trailers on one plot there is not much room” (Wealden respondent)

“Would like a larger plot so more room for a bigger trailer and somewhere to put my horse box” (Wealden respondent)

“The plots are small when you have two trailers. Sometimes you have to leave your van on the plot, [but] then there is no room for other cars to get by” (Rother respondent)

One respondent also commented on the size of the amenity blocks:

“The sheds are small. Once you have your washing machine and freezer, there’s not much room” (Rother respondent)

Accommodating visitors on their current site

- 4.7 Four respondents (three in Wealden and one in Rother) reported that they have visitors to stay with them on a short term basis. These respondents made reference to immediate family coming to visit (primarily siblings and their children or parents). It was indicated that their visitors usually stayed a couple of weeks during the summer, and in some cases at Christmas. Of these respondents, two indicated that visitors stayed with them in their trailers, while one stated that their visitors brought their own trailer (one respondent did not provide any details).
- 4.8 The majority of respondents (20/71%) indicated that hosting visitors was not a problem on the site. Seven people indicated that hosting visitors was a problem (one respondent did not provide a response). The main problem that people referred to was the perception that pitches were not big enough to accommodate visitors. However, one respondent suggested that the time limit imposed on visitors staying was also problematic.
- 4.9 Two respondents (both in Wealden) indicated that they sometimes went to stay with other family members living in the same area. One respondent indicated that they visited family who lived in bricks and mortar accommodation within Wealden, while the other respondent did not provide further detail.

Reasons for moving to site and for staying in local authority area

- 4.10 When asked why they had come to live on their current site, people gave a variety of reasons (see Table 4.2 below). The most common reasons were to be near family (29%) or being born/raised there (21%). However, as can be seen, some respondents moved to the site due to availability of accommodation or not having anywhere else to go. When asked whether they were permanent residents or just visiting the local authority area, the majority of respondents (26/93%) indicated that they were permanent residents (two households did not provide a response).

Table 4.2: Main reason for moving to the site

Reason	All		Rother		Wealden	
	No	%	No	%	No	%
To be near family	8	29	1	13	7	35
Born/raised here	6	21	3	38	3	15
There was a vacancy	4	14	1	13	3	15
To be near friends	3	11	-	-	3	15
Moved here with family	3	11	1	13	2	10
Evicted from last accommodation	2	7	-	-	2	10
Nowhere else to go	2	7	2	25	-	-
Total	28	100	8	100	20	100

4.11 When asked why they stayed in their particular local authority area, the majority of respondents (61%) stated that it was because they were born/raised in that area. The remaining respondents indicated that it was because they had family living in the area, with the exception of one person who stated that it was the only place they could find (referring to the availability of accommodation).

Length of time in the area and on the site

4.12 Nearly all respondents (27/96%) had lived in Rother or Wealden for ten years or more, with the exception of one respondent who had lived in their current area (Wealden) for 6-12 months. Stakeholder consultation confirmed that the majority of socially rented residents across the study areas were from a long-term established population of English Romany Gypsies.

4.13 With regards to length of time on their current site, all the respondents in Rother had lived there for ten years or more. With regards to those in Wealden, 14 had been on the site for 10 years or more and 3 had lived there for between five and 10 years. The remaining three respondents had been there for less than five years. One respondent (Rother) indicated that they had a base elsewhere. They stated that this was a private site within the same local authority area.

Previous accommodation experiences

4.14 Table 4.3 below shows the type of accommodation people had before moving to their current site. The majority of respondents had been on the site all their adult life, or had moved to their current site from unauthorised encampments.

Table 4.3: Previous accommodation

Accommodation type	All		Rother		Wealden	
	No	%	No	%	No	%

Been here all my adult life	11	41	4	57	7	35
Unauthorised encampment	9	33	2	29	7	35
Residential council site	3	11	-	-	3	15
Transit site	2	7	-	-	2	10
Unauthorised development	1	4	1	14	-	-
Bricks and mortar (socially rented)	1	4	-	-	1	5
Total	27	100	7	100	20	100

Note: excludes one non response

- 4.15 The majority of respondents indicated that this previous accommodation had been within their current local authority or the wider East Sussex area. Only a small number of respondents indicated that they had moved from outside the study area (for example, Kent, Leicestershire).
- 4.16 Three respondents (all in Wealden) reported having lived in a house at some point during their life. They had all lived in socially rented accommodation; two within the study area and one outside. When asked why they had moved into a house, one respondent stated that it was due to a lack of sites; one because they were staying on unauthorised encampments and kept getting moved on; and one did not provide a reason. With regards to how they rated their experience of living in a house, two respondents stated it was very poor and one was ambivalent (i.e. neither good nor poor). These ratings related to generally not liking houses or feeling isolated in a house as there were not many other Gypsies/Travellers near them. When asked why they left the house, two people said they were evicted, while the third indicated that they had left to come to their current site, as there was a vacancy.

Travelling experiences

- 4.17 With regards to travelling experiences, 19 respondents (68%) indicated that they did not travel. This was primarily due to health reasons or children's education and these respondents had not travelled in the last three to 10 years. Eight respondents stated that they travelled a few times a year (one did not provide a response); seven of these had travelled in the last 12 months. When asked where they tended to go, the majority of respondents stated that they visited fairs (for example, Appleby and Stow), with a couple of households also visiting other areas of the country (for example, Kent, Cornwall). All respondents stated that they travelled with one caravan, with the exception of one respondent who travelled with two caravans. Four also travelled with equipment.
- 4.18 With regards to where people stayed while travelling, those who attended the fairs stayed at designated fair sites. Following fair sites, people made reference to staying with friends/relatives on private sites and staying on caravan parks. One person indicated that they stayed on the roadside while travelling.

Site needs relating to work

- 4.19 Respondents were primarily self-employed, with only one person indicating that they were employed by someone else. A small number of respondents (four) indicated

that they or someone within their household was unemployed. Three respondents indicated that they had site needs relating to their work (two in Wealden and one in Rother). When asked to elaborate, as above, people made reference to a lack of space:

“Need more room on the plots for my lorry. We have to leave it on the road”
(Wealden respondent)

“Would like a bigger plot so [we have] room to put my lorry and my horse box” (Wealden respondent)

“We would like more room on the plot to put our van, and we have a little towing trailer for tools or tree rubbish” (Rother respondent)

- 4.20 With regards to where people worked, the respondents from Rother mainly worked within Rother or within Eastbourne, Hastings and Wealden. The respondents from Wealden mainly worked within Wealden or within Brighton & Hove, Eastbourne, Hastings, Lewes and Rother. Only one respondent indicated that they worked outside the study area (working in the London area). Two respondents – from Wealden – indicated that they worked in areas that were within the South Downs National Park. Over a third of the sample (36%) indicated that they or someone within their household was retired.

Access to services

- 4.21 The respondents were asked if they had access to the following services: GP/health centre; health visitor; maternity care; A & E; dentist; education or local school services; training services; careers advice; and access to work services. Respondents could state if the service was not relevant to them. The majority of respondents stated that they had sufficient access to all of these services, where relevant, with the exception of two people who felt they did not have sufficient access to employment or training services. None of the respondents indicated that anyone within their household was in further or higher education.

5. Authorised private residential sites

- 5.1 This chapter provides a discussion on authorised private residential sites across the study area, drawing on information provided by the Councils, the South Downs National Park and other key stakeholders, and the survey with households living on private sites.
- 5.2 Stakeholder interviews suggested that the development of private authorised sites across the study areas had tended to arise as a result of Gypsies and Travellers buying and developing a piece of land, with planning permission being applied for retrospectively or being gained through appeal (i.e. they are often unauthorised developments in the first instance). Consultation suggested that local authorities have responded by increasing their proactive approach to planning for development in their strategies and plans. It was also suggested that the sites were primarily family-owned with only members of the same family accommodated on these sites. Table 5.1 below provides a brief overview of authorised private residential sites in the study area. There were 22 private sites across the study area; only two of these are within the South Downs National Park (see Lewes information in Table 5.2 below).

Table 5.1: Authorised private residential sites in East Sussex as of February 2014

Local authority	No. of PR sites	Name/details of site(s)	No. changed over the last five years?	Anticipated increase over the next five years?
Eastbourne	0	N/A	No	No
Hastings	0	N/A	No	Yes – undeveloped greenfield site with outline planning permission for two pitches (Land South of Crowhurst Road), which is a proposed allocation for Gypsy and Traveller site provision in the emerging Hastings Development Management Plan Proposed Submission Version 2013. Anticipated that this will be taken up.
Lewes	2	See Table 5.2	Yes - both developed since 2006	Yes - it was recognised that there is a need and there was an expectation that sites would be allocated within the next five years
Rother	6	See Table 5.3	Yes – all developed since 2006	Yes
Wealden	14	See Table 5.4	Yes – five sites developed	Yes

5.3 Tables 5.2 – 5.4 below provide further details in relation to the private authorised sites in Lewes, Rother and Wealden. The two sites in Lewes fall within the South Downs National Park (Table 5.2 below).

Table 5.2: Overview of private authorised sites in Lewes as of February 2014

Site Name	Location	No.of pitches	Planning consent	Recorded year of consent	Gypsy/Traveller or Showpeople
Offham Barns	Offham	4	Permanent	2006 (temporary) 2010 (permanent)	Gypsy/Traveller
The Pump House	Kingston	1	Temporary (until 18 July 2015)	2009 (renewed 2012)	Gypsy/Traveller

Table 5.3: Overview of private authorised sites in Rother as of February 2014

Site Name	Location	Number of pitches	Planning consent	Recorded year of consent	Gypsy/Traveller or Showpeople
Oaklands	Bexhill	1	Permanent	2009	Gypsy/Traveller
High Views	Battle	2	Permanent	2012	Gypsy/Traveller
Beeches Brook	Battle	1	Permanent	2013	Gypsy/Traveller
Bramble Farm	Ewhurst	1	Temporary (until 16/6/16)	2012	Gypsy/Traveller
Telegraph Point	Dallington	1	Temporary (currently at planning appeal)	2012	Gypsy/Traveller
Cherry Tree Nursery	Flimwell	1	Temporary (until 31/7/14) (currently in contravention of planning conditions – see Chapter 6, Table 6.1)	2010	Gypsy/Traveller

Table 5.4: Overview of private authorised sites in Wealden as of February 2014

Site Name	Location	Number of pitches	Planning consent	Recorded year of consent	Gypsy/Traveller or Showpeople
Fir Tree View	Halland	2	Permanent	2006	Gypsy/Traveller
The Triangle	Crowborough	1	Permanent	2009	Gypsy/Traveller
Water Treatment Works	Buxted	1	Permanent	2009	Gypsy/Traveller
Milton Field	Polegate	2	Permanent	2013	Gypsy/Traveller
Bush House Fields	Frant	1	Permanent	2014	Gypsy/Traveller
Leelands	Wadhurst	1	Temporary (until 12/7/17)	2013	Gypsy/Traveller
Little Rose	Cross in Hand	1	Temporary (until 12/4/17)	2013	Gypsy/Traveller
The Plot	Five Ashes	3	Permanent	2005	Gypsy/Traveller
Emmerdale	Hailsham	1	Permanent	2005	Gypsy/Traveller
Little Oaks	Mayfield	5	Permanent	2005	Gypsy/Traveller
Little Acre	Mark Cross	1	Permanent	1982	Gypsy/Traveller
Greenhedges	Mark Cross	4	Temporary (not yet determined)	2010	Gypsy/Traveller
Five Badgers	Hadlow Down	2	Permanent	2014	Gypsy/Traveller
The Chalet	Cowden	1	Temporary (not yet determined)	2013	Gypsy/Traveller

Survey findings: authorised private residential sites

5.4 A total of 30 people were interviewed across 18 of the 22 private sites in the study area (the remaining four sites were visited on multiple occasions but the residents were not there – this included one of the sites in Lewes which is within the South Downs National Park). All 30 respondents indicated that they were Romany Gypsies. The respondents stated that they owned their pitch, with the exception of two people who indicated that their parents owned the pitch. The respondents ranged in age from 17-24 to 75 – 84, with the majority aged 25-39. Household size ranged from one to six. There were 95 people across the 30 households; an average of 3.2 people per household. Just over half of the households (16/53%) indicated that they had children. Amongst the households there were 35 children; 2.2 children per household.

Views on size and facilities

5.5 The majority of respondents (63%) had a single caravan. With regards to the remaining respondents, all households stated that they had two caravans, with the exception of one respondent who had three. The average number of caravans to

households was 1.4. All respondents reported that they had enough space on their current site.

Accommodating visitors on their current site

- 5.6 Eight respondents (seven in Wealden and one in Rother) reported that they have visitors to stay with them on a short term basis. These respondents made reference to family coming to visit (primarily siblings and their children, parents, grandchildren, aunts/uncles and cousins). It was indicated that their visitors came at various times during the year; however, summer and Christmas were common periods for visitors. Of these respondents, two indicated that visitors stayed with them in their trailer, and four stated that their visitors brought their own trailer (one respondent did not provide any details).
- 5.7 Three people indicated that hosting visitors was a problem on their current site. In all these cases, respondents referred to the Council not allowing them to have visitors on a short term basis as part of their conditions of planning approval.

Reasons for moving to site and for staying in local authority area

- 5.8 When asked why they had come to live on their current site, the most common reason was because the land was available to buy (47% of the sample as a whole). The remaining respondents made reference to a range of other reasons, including wanting to be near family; overcrowding in previous accommodation; and needing to settle for health reasons or children’s education (see Table 5.5 below).

Table 5.5: Main reason for moving to the site

Reason	All		Lewes		Rother		Wealden	
	No	%	No	%	No	%	No	%
Land available to buy	14	47	-	-	3	50	11	48
To be near family	4	13	-	-	1	17	3	13
Overcrowded in previous accommodation	3	10	-	-	1	17	2	9
Moved here with family	3	10	-	-	1	17	2	9
Own/family member health	2	7	1	100	-	-	1	4
Children’s education	1	3	-	-	-	-	1	4
Work available in the area	1	3	-	-	-	-	1	4
Wanted permanent base for family	1	3	-	-	-	-	1	4
Separated from partner	1	3	-	-	-	-	1	4
Total	30	100	1	100	6	100	23	100

- 5.9 When asked why they stayed in their particular local authority area, the majority of respondents stated that it was because they had family living in the area (40%) or were born/raised in that area (40%). The remaining respondents made reference to it being the only place they could find (referring to the availability of accommodation) and work opportunities.

Length of time in the area and on the site

- 5.10 Nearly three quarters of respondents (73%) had lived in their local authority area for ten years or more, with the remaining respondents living in the area between three and 10 years; 27 respondents (90%) stated that they were permanent residents in their local authority area (the remaining three respondents did not know). Stakeholder consultation suggested that, similar to the socially rented residents, the private residents were primarily part of an established English Romany Gypsy community in the study area.
- 5.11 With regards to length of time on their current site, 11 respondents had lived there for 10 years or more (37%); 17 had been there for between five and 10 years (57%); and two respondents had been there for between three and five years (7%). One respondent (Wealden) indicated that they had a base elsewhere. They stated that this was a socially rented house, but did not specify where the house was.

Previous accommodation experiences

- 5.12 Table 5.6 below shows the type of accommodation people had before moving to their current site. The most common responses were another private site or unauthorised encampments. However, as can be seen, people had moved from a range of accommodation types, including bricks and mortar, transit accommodation, farms and camp sites. The majority of respondents indicated that this previous accommodation had been within the East Sussex area or within Kent.

Table 5.6: Previous accommodation

Reason	All		Lewes		Rother		Wealden	
	No	%	No	%	No	%	No	%
Another private site	9	30	-	-	2	33	7	30
Unauthorised encampment	6	20	1	100	-	-	5	22
Residential council site	5	17	-	-	1	17	4	17
Been here all my adult life	3	10	-	-	-	-	3	13
Bricks and mortar (owned)	2	7	-	-	2	33	-	-
Transit site	1	3	-	-	1	17	-	-
Unauthorised development	1	3	-	-	-	-	1	4
Farm yard	1	3	-	-	-	-	1	4
Camp site	1	3	-	-	-	-	1	4
Driveway of family house	1	3	-	-	-	-	1	4
Total	30	100	1	100	6	100	23	100

- 5.13 Nine respondents (six in Wealden and three in Rother) reported having lived in a house at some point during their life. Four had lived in socially rented accommodation; three had owned a house; and two had lived in private rented accommodation. This accommodation had primarily been within Kent, with a smaller number within East Sussex. When asked why they had moved into a house, three respondents stated that they had moved there with family and three stated that it was due to a lack of sites. The remaining three respondents made reference to the house being available to buy; moving into housing due to harassment/fears for safety

on a previous site; and previously owning land but having to leave due to lack of planning permission. With regards to how they rated their experience of living in a house, one respondent stated it was good, four were ambivalent (i.e. neither good nor poor) and four indicated it was poor or very poor. The negative ratings related to feeling 'closed in' and also instances of harassment in their specific neighbourhood. A small number of respondents said that living in housing had been OK, but there was a lack of space for animals and they missed being near family/friends.

Travelling experiences

- 5.14 With regards to travelling experiences, 17 respondents (57%) indicated that they did not travel. This was primarily due to health reasons, older age or children's education. A small number of people also stated that they did not travel as they had animals to look after. These respondents had not travelled in the last three to 10 years. With regards to the remaining 13 respondents, 10 stated that they travelled a few times a year; two travelled once a year only; and one travelled every month or so. Of these 13 respondents, 10 had travelled in the last 12 months. When asked where they tended to go, the majority of respondents stated that they visited fairs (for example, Appleby and Stow), with a small number of households also visiting other areas of the country (for example, Dorset, Essex, Isle of Wight, Kent, Southampton). Respondents stated that they travelled with one caravan, with the exception of two respondents who travelled with two caravans. Four respondents also travelled with equipment.
- 5.15 With regards to where people stayed while travelling, those who attended the fairs stayed at designated fair sites. Following fair sites, people made reference to staying with friends/relatives on private and council sites; staying on caravan parks; and stopping at the roadside (one person).

Site needs relating to work

- 5.16 The households were primarily self-employed, with a small number of people (six) indicating that they, or someone within their household, was employed by someone else. A small number of respondents (five) indicated that they or someone within their household was unemployed. None of the respondents indicated that they had any current or future site needs relating to their work.
- 5.17 With regards to where people worked, the most common places were Wealden and Rother; however, some respondents referred to working in Brighton & Hove, Eastbourne, Hastings and Lewes as well. Five respondents indicated that they worked outside the study area (working in Kent or 'all over'). Four respondents – from Wealden – indicated that they worked in areas that were within the South Downs National Park. Six households (20%) indicated that they or someone within their household was retired.

Access to services

- 5.18 The respondents were asked if they had access to the following services: GP/health centre; health visitor; maternity care; A & E; dentist; education or local school

services; training services; careers advice; and access to work services. Respondents could state if the service was not relevant to them. The majority of respondents stated that they had sufficient access to all of these services, where relevant, with the exception of two people who felt they did not have sufficient access to employment, training or careers advice services and one person who did not have sufficient access to a health visitor/maternity care (all three respondents were in Wealden). Only one respondent indicated that someone within their household was in further or higher education.

6. Unauthorised developments

- 6.1 This chapter provides a discussion on unauthorised developments across the study area, drawing on information provided by the Councils and other key stakeholders, and the survey with households living on unauthorised developments. Table 6.1 below provides an overview of unauthorised developments in the study area.

Table 6.1: Unauthorised developments in East Sussex as of February 2014

Local authority	No. of UDs	Name/details of site(s)	Enforcement action	Anticipated increase in UDs over the next five years?
Eastbourne	0	N/A	No enforcement action over the last five years	No
Hastings	0	N/A	No enforcement action over the last five years	No
Lewes	0	N/A	No enforcement action over the last five years	No - The Council highlighted the following good practice in relation to their planning approach: <i>“For the last four years we have had a named planning contact that is provided to local Gypsies and Travellers should they have any questions”</i> .
Rother	1	Cherry Tree Nursery	Yes - <i>Cherry Tree Nursery</i> - temporary permission was granted to this site, with the Inspector applying the condition that there should be no more than two caravans, of which only one could be static; however, a second static caravan has been brought onto the site which breaches these conditions. It was indicated that an enforcement notice was being served to the site (see Chapter 5, Table 5.3).	No
Wealden	2	1. Meadows Farm, Chiddingly (2 pitches) 2. Wall Hill Nursery, Forest Row (1 pitch)	Planning permission had recently been refused on appeal (3/1/14) on highway safety grounds Site has an extant enforcement Notice from the 1980s. The Council stated that no action was being taken at the present time and the site was tolerated.	No

Survey findings: unauthorised developments

6.3 A total of three people were interviewed on two of the three unauthorised developments in the study area (all respondents were living in Wealden). All three respondents indicated that they were Romany Gypsies, and stated that they owned their pitch. The respondents were aged 25-39, 50-59 and 60-74. Household size ranged from one to two. There were seven people across the three households; an average of 2.3 people per household. One household indicated that they had children. Amongst this household there were 2 children.

Views on size and facilities

6.4 One had a single caravan and two had two. The average number of caravans to households was 1.7. All respondents reported that they had enough space on their current site.

Accommodating visitors on their current site

6.5 None of the respondents reported that they have visitors to stay with them on a short term basis. However, they indicated that hosting visitors was not a problem on their current site.

Reasons for moving to site and for staying in local authority area

6.6 When asked why they had come to live on their current site, two respondents stated that the land was available to buy and one stated that they had wanted to be near family.

6.7 When asked why they stayed in their particular local authority area, two respondents said it was because they had family in the area, and one said they were born/raised in the area.

Length of time in the area and on the site

6.8 All three respondents indicated that they had lived in their local authority area for 10 years or more. With regards to length of time on their current site, one respondent had lived there for 10 years or more, while the remaining two had been on their site between five and 10 years. All three respondents stated that they were permanent residents in their local authority area. None of the respondents had a base elsewhere.

Previous accommodation experiences

6.9 With regards to the type of accommodation respondents had before moving to their current site, two indicated they had been stopping on unauthorised encampments and one had been on another private site (all three were within East Sussex). None of the respondents had ever lived in bricks and mortar accommodation.

Travelling experiences

- 6.10 With regards to travelling experiences, two respondents travelled a few times a year while one did not travel (due to children's education). This respondent indicated that they had not travelled for two years and had sold their touring trailer.
- 6.11 With regards to the two respondents who still travelled, neither had travelled in the last 12 months. When they did travel, they both travelled with one trailer and one piece of equipment. When asked where they tended to go, they stated that they visited fairs (for example, Appleby and Kenilworth).

Site needs relating to work

- 6.12 The households were self-employed and indicated that they worked within Hastings, Lewes, Rother and Wealden. None of the respondents worked outside the East Sussex area. None of the respondents indicated that they had any current or future site needs relating to their work.

Access to services

- 6.13 The respondents were asked if they had access to the following services: GP/health centre; health visitor; maternity care; A & E; dentist; education or local school services; training services; careers advice; and access to work services. Respondents could state if the service was not relevant to them. All respondents stated that they had sufficient access to all of these services, where relevant.

7. Unauthorised encampments

- 7.1 This chapter provides a discussion on unauthorised encampments across the study area, drawing on information provided by the Councils and other key stakeholders, and the survey with households stopping on unauthorised encampments.
- 7.2 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. 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. 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 seen in Chapter 3, a small number of encampments have been recorded across the study area in the Caravan Count. Stakeholder interviews indicated that there was comparatively little travelling into the area for seasonal work.
- 7.3 Table 7.1 below provides an overview of the information provided by the partner local authorities and other stakeholders in relation to unauthorised encampments. While the local authorities were able to provide some data in relation to unauthorised encampments in their area of the last three years, it was indicated that, at present, they do not undertake robust monitoring of encampments, which could provide further information to inform this study. When collating this information it was evident that, for some authorities, this required conversations with a range of relevant officers with no consistent means of recording data.

Table7.1: Local authority information on unauthorised encampments

Local authority	Written policy for managing UEs	Joint protocol with other agencies for managing UEs	Record UEs	UE data 2011-2013	Average no. of UEs in area at any point in time	Seasonal variation in UEs	Do UEs consist of people 'in transit' or 'local'?	Change in no. and size of UEs over last five years	Change in no. of UEs over next five years	Other comments
Eastbourne	Yes	Yes – Police, other local authorities, and other agencies First contact made by officer from the Council	Yes – all known UEs	2011 – 1 UE 2012 – 3 UEs 2013 – 1 UE Average of 2 UEs per year Average of 6 caravans per UE	None	More in summer	Most 'in transit'	Number decreased Size remained broadly the same	Expected to remain broadly the same	
Hastings	Yes	Yes – Police, other local authorities, and other agencies First contact made by officer from the Council	Yes – all known UEs	2011 – 1 UE 2012 – 3 UEs 2013 – 1 UE Average of 2 UEs per year Average of 5 caravans per UE	1	More in summer	Most 'in transit'	Number and size remained broadly the same	Expected to remain broadly the same	The Council stated the following: <i>Hastings Borough Council Officers engage with Travellers as a matter of urgency and assess their needs and how long they anticipate in staying on sites. This, and the site location, informs our decision to tolerate or not.</i> They also indicated that UEs usually involve the same families

Lewes	No	Yes – with other agencies First contact made by officer from Environmental Health team within the Council	Yes – some UEs	2011 – 5 UEs 2012 – 7 UEs 2013 – 6 UEs Average of 6 UEs per year Average of 4 caravans per UE	1	More in summer	Most are 'local'	Number and size remained broadly the same	Expected to remain broadly the same	
Rother	Yes	Yes – with Police First contact made by Police	Yes – all known UEs	2011 – 2 UEs 2012 – 1 UE 2013 – 3 UEs Average of 2 UEs per year Average of 5 caravans per UE (excluding an anomalous large UE of 36 caravans that occurred in 2011)	None	More in summer	Most are 'local'	Number and size has decreased	Expected to remain broadly the same	
Wealden	Yes	Yes – Police, other local authorities, and other agencies First contact	Yes – all known UEs	2011 – 5 2012 – 7 2013 – 2 Average of 5 UEs per year	Unable to answer	More in summer	Most 'in transit'	Number decreased Size remained broadly the same	Expected to remain broadly the same	It was indicated that the number had reduced since the development of a transit site in East Sussex

		made by officer from East Sussex County Council		Average of 6 caravans per UE						
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Survey findings: unauthorised encampments

- 7.4 A total of 11 people were interviewed on unauthorised encampments. These were all carried out on two separate encampments within the Lewes local authority area²⁴. Information provided by Lewes District Council indicated that these were two long standing encampments in the area, with a comparatively large population of New Travellers in the area. Seven interviews were carried out on one encampment (which falls within the South Downs National Park); the Community Interviewers suggested that they had interviewed approximately half of the people that were residing on that encampment. Four interviews were carried out on the other encampment; the Community Interviewers indicated that this represented all households on that encampment. The respondents were from a range of Gypsy/Traveller groups. Five stated that they were New Travellers; two were Romany Gypsies; one indicated that they were Traveller (not specified); and, one indicated that they were a Travelling Showperson. The two remaining respondents stated 'other' with regards to their Gypsy/Traveller grouping. When asked to elaborate, they stated the following:

"I come from a Travelling background but I've not lived in a caravan until now, that I can remember"

"My Granny was an English Gypsy, but I think of myself as New [Traveller] I think"

- 7.5 The respondents ranged in age from 25-39 to 50-59, with the majority aged 25-39. Household size ranged from one to five. There were 23 people across the 11 households; an average of 2.1 people per household. Two households indicated that they had children. Amongst these households there were five children; 2.5 children per household.

Views on size and facilities

- 7.6 The respondents indicated that they had a single caravan (with the exception of one person who did not provide a response). The average number of caravans to households was 1:1. Two respondents reported that they did not have enough space. When asked to elaborate, they indicated that they needed more, or larger, caravans. One respondent also made reference to needing a toilet/bathroom:

"I have a lot of health problems and I am in a small tourer. No water, no electric, no toilet, and I need more room"

- 7.7 One respondent reported that they sometimes have visitors to stay with them on a short term basis. They indicated that their sibling stays with them for about a week during the school holidays.

²⁴ Local authorities were asked to inform us of any encampments arising during the fieldwork period. We were only informed of one other encampment during the fieldwork period. This was in Wealden; however, there was no one in that area when the Community Interviewers visited.

Reasons for moving to the encampment and the local authority area

- 7.8 When asked why they were stopping on their current encampment, four respondents stated that it was because of the availability of work in the area; three wanted to be near friends; two indicated that it was due to a lack of sites; one indicated that it was due to '*fears over personal safety*'; and one stated that '*it's really nice, and close to my work*'.
- 7.9 When asked why they were in Lewes, four respondents stated that it was because of the availability of work in the area; three indicated that they had friends in the area; two had family in the area; and two were born/raised in the area.

Length of time in the area and on the encampment

- 7.10 When asked how long they had been in Lewes, six respondents (55%) indicated that they had been there for 10 years or more; three respondents between three and 10 years; one respondent between three and five years; and one respondent between one and three years. The respondents stated that they were permanent residents in the area, with the exception of one respondent who did not know if they were a visitor or permanent.
- 7.11 With regards to length of time on their current encampment, seven respondents had been there long term (i.e. three respondents there for between five and 10 years; three there for between three and five years; and one there for between one and three years). The remaining respondents had been on their encampment less than six months, with two indicating they had been there for less than a week. None of the respondents indicated that they had a base elsewhere.

Previous accommodation experiences

- 7.12 With regards to the type of accommodation respondents had before their current encampment, six respondents (55%) indicated they had been stopping on another unauthorised encampment; four had been living in bricks and mortar accommodation; and one respondent had come from a private site. Six respondents indicated that their previous accommodation had been within Lewes, with an additional four stating that it had been within East Sussex (two previously in Hastings, one previously in Wealden and one in Brighton). The remaining respondent had come from outside the East Sussex area (i.e. London).
- 7.13 Eight respondents (73%) reported having lived in a house at some point during their life. Four had lived in private rented accommodation; three had owned a house; and one had lived in socially rented accommodation. This accommodation had primarily been within the East Sussex area (i.e. Brighton, Hastings, Lewes), with a smaller number who had lived in housing outside the area (i.e. Kent, London, Surrey). When asked why they had moved into a house, three respondents stated that there had been work available in that area; two stated that they had moved there with family; and two stated that the house had been available to rent (one respondent did not provide any information). With regards to how they rated their experience of living in a house, three respondents stated it was good, two were ambivalent (i.e. neither

good nor poor) and three indicated it was poor or very poor. The negative ratings related to a perceived lack of space or wanting 'open space', but also the cost of the rent.

Travelling experiences

- 7.14 With regards to travelling experiences, seven respondents (64%) indicated that they never travel or move from their current encampment; six were on the encampment within the South Downs National Park and one on the other encampment. Three people did not travel due to work commitments; one person stated that they did not travel due to health reasons; one indicated that they did not have transport; and one indicated that they did not travel as they were 'waiting for a flat' (one respondent did not provide any information). These respondents had not travelled in the last 18 months to eight years. With regards to the remaining four respondents, one stated that they moved every week or so and one stated that they moved every day or so (the remaining two respondents did not provide any information). Three respondents had travelled in the last 12 months. When asked where they tended to go, two respondents stated that they tended to travel around the Lewes area (the remaining respondent did not provide any information).
- 7.15 With regards to where people stayed while travelling, the majority of respondents made reference to staying at the roadside, with individuals also referring to staying with family on council sites, staying on transit sites and designated fair sites.

Site needs relating to work

- 7.16 The households were primarily self-employed. One respondent indicated that they or someone within their household was unemployed but looking for work. One respondent indicated that they had future site needs relating to their work. When asked to elaborate they made the following comment:

"If we have to move in the future we will have to find more workshops as they have said the land might get sold and they will [build] houses on here. I hope they don't"

- 7.17 With regards to where people worked, eight respondents (73%) were working within Lewes; however, a small number of respondents referred to working in Brighton & Hove and Wealden as well. One respondent indicated that they worked outside the study area (London). Eight respondents indicated that they worked in areas that were within the South Downs National Park.

Access to services

- 7.18 The respondents were asked if they had access to the following services: GP/health centre; health visitor; maternity care; A & E; dentist; education or local school services; training services; careers advice; and access to work services. Respondents could state if the service was not relevant to them. The majority of respondents stated that they had sufficient access to all of these services, where relevant. However, a small number of people did not feel that they had sufficient access to the

following: employment, training or careers advice services; schools; health visitor/maternity care; GP/dentist.

8. Bricks and mortar accommodation

- 8.1 The precise number of Gypsies and Travellers currently accommodated within bricks and mortar accommodation within East Sussex is unknown. 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 could be around three times the number of trailer-based populations. Evidence from GTAAs elsewhere suggests there is movement between housing and sites. As such, the consideration of need within households living in bricks and mortar housing should form part of the consideration of strategic policies and working practices of local authorities. This chapter provides a discussion on Gypsies and Travellers in bricks and mortar accommodation across the study area, drawing on information provided by the Councils and other key stakeholders, and the survey with households living in bricks and mortar.
- 8.2 Table 8.1 below provides a snapshot of the information provided by Eastbourne, Hastings, Lewes, Rother and Wealden Councils in relation to Gypsies and Travellers in bricks and mortar accommodation. Key issues to note from this table are as follows:
- Neither Eastbourne nor Rother were able to provide much information about the Gypsy and Traveller population in housing in their local areas.
 - Gypsies and Travellers are only specifically referenced in the Housing Strategies for Hastings and Wealden.
 - The numbers of Gypsies and Travellers registered for social housing was largest in Wealden (16 households) with smaller numbers in Lewes (3 households) and Hastings (1 household).
 - Hastings, Lewes and Wealden all estimated that there were between 10-50 households living in social housing in their areas. No authority was able to estimate the number of households in private housing.

Table 8.1: Local authority information on Gypsies and Travellers in bricks and mortar

Local authority	Referred to in housing strategy	Referred to in homelessness strategy	Identified in ethnic records of social housing applications and allocations	No. currently registered for social housing	No. housed in 2013	No. homeless presentations (last 12 months) and reasons given	Estimated no. living in social housing	Change in no. in social housing over last five years	Change in no. in social housing over next five years	Views on reasons for moving into housing	Gypsies and Travellers in private housing
Eastbourne	No	No	No	Unknown	Unknown	Unknown	Unknown (estimated to be less than ten)	Unknown	Unknown	Wanting a permanent house; being unable to get a place on a site; wanting to move near family/friends; and harassment/other problems on sites	Unknown
Hastings	Yes	No	Yes	1	4	5 Relatives/friends no longer willing or able to accommodate; leaving prison/on remand; and other reasons (not specified)	10-50	Remained broadly the same	Would remain broadly the same	Unknown	Unknown

Lewes	No	No	Yes	3	2	2 Violent partner; and problems on a Gypsy and Traveller site.	10-50	Remained broadly the same	Would remain broadly the same	Health; and harassment/other problems on sites	Unknown
Rother	No	No	Yes	Unknown (no one self-ascribed)	Unknown (no one self-ascribed)	3 'Unreasonable to remain'	Unknown (no one self-ascribed)	Unknown	Unknown	Unknown	Unknown
Wealden	Yes	Yes	Yes	16	5	Not recorded as a category on P1E. However, suggested that presentations had be made from people fleeing violence from other Gypsies/Travellers	10-50	Remained broadly the same	Would remain broadly the same	Harassment/other problems on sites	Unknown

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

- 8.3 None of the stakeholders that were consulted nor members of the local Gypsy and Traveller communities in the area were able to accurately estimate the size of the Gypsy and Traveller population in bricks and mortar accommodation.
- 8.4 An interview with a representative from Friends, Families and Travellers (FFT) reported that they believed there was a significant need for pitches from people living in housing in East Sussex and Brighton. This was largely due to perceived mental health issues arising from Gypsies and Travellers living in housing.
- 8.5 Accurately estimating the size of the population in housing is challenging. There is variation in the size of the overall population according to the 2011 Census. This states that the population of individuals self-ascribing as Gypsies or Irish Traveller is:
- Eastbourne – 66 individuals
 - Hastings – 150 individuals
 - Lewes – 97 individuals
 - Rother – 134 individuals
 - Wealden – 368 individuals

It is not known what proportion of this population lives in bricks and mortar accommodation. There was a finding from a national analysis of the 2011 Census that there were a higher proportion of households in bricks and mortar housing (42,453) than in caravans or other temporary structures (13,437). However, the ability of the Census to accurately enumerate the Gypsy and Traveller population has been questioned by some Gypsy and Traveller groups²⁵.

- 8.6 In the absence of accurate data or information, as a pragmatic working assumption, the study team therefore believes it is reasonable to assume that the sample interviewed in each local authority area constitutes around a half of the total housed population of that area. Therefore, as a pragmatic working assumption we believe the bricks and mortar population can be estimated to be around **214 households** across the East Sussex area. This breaks down as follows:
- Eastbourne – interviewed 13 households estimated to represent 50% of the population. Estimated total bricks and mortar population approximately 26 households.
 - Hastings – interviewed 31 households estimated to represent 50% of the population. Estimated total bricks and mortar population approximately 62 households.

²⁵ Irish Traveller Movement in Britain (2013) Gypsy and Traveller population in England and the 2011 Census. London: Irish Traveller Movement in Britain. Available at <http://irishtraveller.org.uk/wp-content/uploads/2013/08/Gypsy-and-Traveller-population-in-England-policy-report.pdf> Accessed 07/03/2014.

- Lewes – interviewed 14 households estimated to represent 50% of the population. Estimated total bricks and mortar population approximately 28 households.
- Rother – interviewed 18 households estimated to represent 50% of the population. Estimated total bricks and mortar population approximately 36 households.
- Wealden – interviewed 31 households estimated to represent 50% of the population. Estimated total bricks and mortar population approximately 62 households.

8.7 A more accurate estimation of the numbers of Gypsies and Travellers in houses will only be possible when a number of issues are resolved:

- Gypsies and Travellers feel able to disclose their ethnic group in monitoring forms.
- Monitoring forms allow for the ethnic groups as options.
- More data from the Census 2011 is released.

8.8 Until this point, 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.

Survey findings: bricks and mortar accommodation

8.9 A total of 107 people were interviewed in bricks and mortar accommodation across the study area. This includes two respondents who were living in a residential park in Lewes, where the homes were described by the Community Interviewers as being similar to chalets. It was unclear as to whether these homes were owner occupied or rented. Table 8.2 below shows the breakdown by local authority and tenure. As can be seen, the majority of respondents (60%) lived in socially rented accommodation; this was followed by owner occupation (30%), with smaller numbers living in the private rented sector (8%). However, there was some variation within the different local authorities; for example, with regards to owner occupation, the sample in Lewes had a higher proportion (50%), while the samples in Rother and Wealden were lower (22% and 19% respectively). Five respondents were living within the South Downs National Park (in Lewes).

Table 8.2: Tenure/type

Tenure/type	All		Eastbourne		Hastings		Lewes		Rother		Wealden	
	No	%	No	%	No	%	No	%	No	%	No	%
Socially rented	64	60	8	62	19	61	4	29	12	67	21	68
Owner occupation	32	30	5	38	10	32	7	50	4	22	6	19
Private rented	9	8	-	-	2	6	1	7	2	11	4	13
Residential park	2	2	-	-	-	-	2	14	-	-	-	-
Total	107	100	13	100	31	100	14	100	18	100	31	100

8.10 All of the respondents indicated that they were Romany Gypsies, with the exception of three respondents in Hastings who were Irish Travellers. The respondents ranged in age from 17–24 to 75 – 84, with the majority aged 25-49. Household size ranged from one to seven. There were 407 people across the 107 households; an average of 3.8 people per household across the sample as a whole. The average household size by local authority area was: Eastbourne (3.8); Hastings (4); Lewes (3.6); Rother (3.5); and Wealden (4.2). A total of 71 households (66%) indicated that they had children. Amongst these households there were 200 children; 2.8 children per household.

Views on size and facilities

8.11 Table 8.3 below shows the number of bedrooms by local authority. As can be seen, respondents were primarily living in three or two bedroom properties.

Table 8.3: Number of bedrooms

Tenure	All		Eastbourne		Hastings		Lewes		Rother		Wealden	
	No	%	No	%	No	%	No	%	No	%	No	%
One	1	1	-	-	1	3	-	-	-	-	-	-
Two	25	24	5	39	5	16	4	31	6	33	5	16
Three	79	75	8	61	25	81	9	69	12	67	25	81
Four or more	1	1	-	-	-	-	-	-	-	-	1	3
Total	106	100	13	100	31	100	13	100	18	100	31	100

Note: excludes one missing case

8.12 Across the sample as a whole, 12 people (11%) indicated that they did not have enough space in their current accommodation (five in Wealden, four in Hastings, two in Rother and one in Eastbourne). This related to needing more bedrooms, but also wanting outside space to have work vehicles and trailers.

8.13 When asked how they rated their overall experience of living in bricks and mortar accommodation, the majority of respondents (80%) indicated that it was good or very good. Only two respondents indicated that it was poor or very poor (2% of the sample as a whole).

Accommodating visitors at their home

8.14 A quarter of respondents reported that they have visitors to stay with them on a short term basis. These respondents primarily made reference to family coming to visit (e.g. siblings and their children, grandchildren); however, a small number indicated that friends visited as well. With regards to where the visitors stayed, there was a fairly equal split between those who had visitors staying in their house and those who had visitors staying with them in trailers. Two respondents in Hastings also made reference to their family using a local caravan/holiday park when they visited (see Chapter 10 for discussion on transit accommodation).

8.15 Five respondents indicated that hosting visitors was a problem; this related to having no room in their house to accommodate visitors.

Reasons for moving to house and for staying in local authority area

8.16 Table 8.4 below shows the main reason for moving to their current home. A variety of reasons were given; however, as can be seen, the most common reason was a lack of sites (40% of the sample as a whole), followed by moving to be near family (30%).

Table 8.4: Main reason for moving to the house

Reason	All		Eastbourne		Hastings		Lewes		Rother		Wealden	
	No	%	No	%	No	%	No	%	No	%	No	%
Lack of sites	42	40	3	25	14	45	7	50	9	50	9	30
To be near family	32	30	5	33	9	29	6	43	3	17	9	30
Overcrowded previous accommodation	8	8	1	8	2	6	-	-	4	22	1	3
Own/family member health	5	5	1	8	-	-	-	-	-	-	4	13
Children's education	4	4	1	8	-	-	-	-	-	-	3	10
Work available in the area	4	4	-	-	1	3	1	7	-	-	2	7
House available to buy	3	3	-	-	3	10	-	-	-	-	-	-
To be near friends	3	3	1	8	2	6	-	-	-	-	-	-
There was a vacancy	2	2	-	-	-	-	-	-	2	11	-	-
Family problems	1	1	-	-	-	-	-	-	-	-	1	3
Can't drive/unable to tow trailer	1	1	-	-	-	-	-	-	-	-	1	3
Total	105	100	12	100	31	100	14	100	18	100	30	100

Note: excludes two missing cases

8.17 When asked why they stayed in their particular local authority area, the majority of respondents (87%) stated that it was because they were born/raised in the area, followed by family living in the area (20%). The remaining respondents made reference to availability or work, friends in the area, and lack of sites.

Length of time in the area and in the house

8.18 The majority of respondents (92/86%) had lived in the study area for 10 years or more, with the remaining respondents living in the study area between one and 10 years; 88 respondents (82%) stated that they were permanent residents in their local authority area (the remaining respondents did not know).

8.19 With regards to length of time in their current house, 38 respondents (36%) had lived there for 10 years or more, with an additional 43 respondents (40%) living in their house between five and 10 years. Only one respondent (Rother) had lived in their house for less than 12 months. One respondent (Wealden) indicated that they had a base elsewhere. They stated that this was a private site. They did not specify where this site was but indicated that it was their permanent base from which they travelled (they indicated that they were living in a house due to 'family problems').

Previous accommodation experiences

8.20 Table 8.5 below shows the type of accommodation people had before moving to their current house. As can be seen, just over a third of the sample as a whole had previously been stopping on unauthorised encampments. However, there was

variation across the different local authority areas; for example, half the sample in Hastings had been stopping on unauthorised encampments, while the percentage was much lower in Lewes and Rother (21% and 6% respectively). Following unauthorised encampments, respondents had primarily moved from other site-based accommodation (e.g. Council, private, transit, etc.). The majority of respondents indicated that this previous accommodation had been within the East Sussex area or within Kent.

Table 8.5: Previous accommodation

Accommodation type	All		Eastbourne		Hastings		Lewes		Rother		Wealden	
	No	%	No	%	No	%	No	%	No	%	No	%
Unauthorised encampment	35	34	6	46	15	50	3	21	1	6	10	34
Private site	23	22	2	15	4	13	4	29	4	22	9	31
Residential Council site	19	18	3	23	4	13	1	7	7	39	4	14
Another house	12	12	2	15	5	17	1	7	3	17	1	3
Transit site	10	10	-	-	2	7	4	29	1	6	3	10
Unauthorised development	2	2	-	-	-	-	-	-	1	6	1	3
Farm	2	2	-	-	-	-	1	7	-	-	1	3
Holiday camp	1	1	-	-	-	-	-	-	1	6	-	-
Total	104	100	13	100	30	100	14	100	18	100	29	100

Note: excludes three missing cases

Travelling experiences

8.21 A total of 46 respondents (43%) still had a caravan; all of these respondents had a single caravan. With regards to travelling experiences, 58 respondents (54%) indicated that they did not travel. The main reasons given for no longer travelling were not having a trailer, their own or a family member's health, children's education, work commitments and needing to care for animals. These respondents had not travelled in the last two to 30 years. With regards to the remaining respondents, 43 (88%) stated that they travelled a few times a year; three travelled once a year only; two travelled every month or so; and one travelled every week or so. Of these 49 respondents, 40 (82%) had travelled in the last 12 months. When asked where they tended to go, the respondents made reference to a range of places, including Appleby, Kenilworth and Stow fairs, Birmingham, Brighton, Cornwall, Kent, Surrey. With the exception of Appleby, and one respondent who travelled to Yorkshire, people primarily remained in southern England.

8.22 With regards to where people stayed while travelling, people made reference to using the following accommodation (in order of frequency): designated fair sites, caravan parks; roadside; staying with friends/relatives on private and council sites; transit sites; and farmers' fields.

Needs relating to work

8.23 The households were primarily self-employed; however, a number of respondents also indicated they, or someone within their household, was employed by someone else (this was more likely than with the respondents on the site based

accommodation). A small number of respondents (nine) indicated that they or someone within their household was unemployed; 16 households indicated that they or someone within their household was retired. Six respondents indicated that they had space needs relating to their work. This related to not having sufficient space at their house for work vehicles or for work related activities. Two of these respondents indicated that they rented a separate yard to store their vehicles and tools.

- 8.24 With regards to where people worked, a large proportion of respondents worked within the area that they lived, with smaller numbers working across the five authorities. Seven respondents indicated that they worked outside the study area (indicating that they worked 'all over', with a small number indicating they worked in Kent); 20 respondents indicated that they worked in areas that were within the South Downs National Park (these respondents were living across the five local authority areas; however, this was more common for the respondents in Lewes and Hastings.

Access to services

- 8.25 The respondents were asked if they had access to the following services: GP/health centre; health visitor; maternity care; A & E; dentist; education or local school services; training services; careers advice; and access to work services. Respondents could state if the service was not relevant to them. The majority of respondents stated that they had sufficient access to all of these services, where relevant, with the exception of a small number of people who felt they did not have sufficient access to employment, training or careers advice services. Four respondents indicated that someone within their household was in further or higher education. Only one respondent (in Wealden) indicated that they had difficulty accessing services. This respondent made reference to a number of issues that made it difficult for them:

"If I need to go to any of the [services] I have to get a family member or close friend to stay and look after my husband while I am gone. I also have a difficult time getting a bus because I cannot read or write and taxi is too expensive"

9. Travelling Showpeople

9.1 Planning policy relating to Travelling Showpeople was set out in circular 04/07 and required the accommodation needs of Travelling Showpeople to be included in the assessment of Gypsy and Traveller accommodation needs. This was superseded by the NPPF and 'Planning for Gypsies and Travellers (2012)'. Within the new planning policy it is clear that the accommodation needs of Travelling Showpeople should be included within the assessments of accommodation need for 'Travellers'. Table 2.1 in Chapter 2 outlines current local policy in relation to Travelling Showpeople (as part of the policy towards Gypsy and Traveller communities).

9.2 Table 9.1 below provides an overview of Travelling Showpeople provision in the study area.

Table 9.1: Travelling Showpeople yards in East Sussex as of February 2014

Local authority	No. of yards	No. of plots	Name of yard(s)	No. changed over the last five years?	Anticipated increase over the next five years?
Eastbourne	0	0	N/A	No	No
Hastings	0	0	N/A	No	No
Lewes	0	0	N/A	No	No
Rother	0	0	N/A	No	No
Wealden	1	6	Gracelands	No	No

9.3 As can be seen, there was one Travelling Showpeople yard in Wealden. Information provided by Wealden Council indicated that this yard had six plots and was long established, with planning consent recorded at 1976, and extended in 1998. Unfortunately, at the time of the assessment, personal circumstances on the yard meant that we were unable to secure interviews with any of the residents. While the Community Interviewers did revisit the yard, they were unable to gain access.

9.4 Consultation with the Showmen's Guild of Great Britain indicated that they were not aware of any accommodation need in the study area. They stated that they have no members on their list in Sussex (East or West) and that their members do not tend to go as far south for accommodation. It was suggested that although they may travel into the study area for work, they tend to live further in-land. The Guild indicated that the two counties with most need in the South East are Essex and Kent.

9.5 The small number of Travelling Showpeople in the study area, and the information provided by the Showmen's Guild, appears to imply that there is a nil need for additional yard-based accommodation from Travelling Showpeople households. However, it should be noted that Travelling Showpeople remain distinct from Gypsies and Travellers and further work may need to be carried out to accurately understand their accommodation needs.

10. 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. This chapter provides a discussion on Gypsies and Travellers on transit sites, drawing on information provided by the Councils and other key stakeholders, and the survey with households stopping on transit provision in the study area.
- 10.2 There was one transit site in the study area at the time of the assessment (Bridies Tan, Lewes). This site was owned/managed by East Sussex County Council. The site is located within the South Downs National Park. Box 10.1 below provides further details about this site.

Box 10.1: Bridies Tan, Lewes

This site currently has a total of nine pitches. East Sussex County Council indicated that the site opened in 2009 and had been developed using a successful bid for a Gypsy and Traveller Sites Grant. The site was developed from a lay-by that was frequently used by Gypsies and Travellers as transit accommodation, but had no facilities other than two taps. Each pitch now has access to an amenity unit with a shower, toilet and heating.

The weekly rent is £50 with a minority of residents (10-40%) receiving housing benefit payments towards this. A key deposit of £10 is required on the site.

In terms of ethnic groups, the residents were reported to be primarily English Gypsy/Travellers and Irish Travellers, with New Travellers occasionally using the site.

The County Council indicated that usage of the site had increased from 30% to 39% since opening. It was stated that the site has a value in terms of the movement of unauthorised encampments, regardless of average level of occupancy.

The County Council described the quality of the general surroundings and environment of the site as poor; the site's location in relation to access to schools and shops as average; and the physical condition and maintenance of the site as good.

It was indicated that there have been instances of disputes between residents, intimidation or vandalism on the site over the last twelve months. However, it was stated that this was *“inherent in managing a group of unrelated Travellers who are passing through and often have no investment in making the site a pleasant place”*.

Stakeholder consultation suggested that there may be a preference amongst some families to use the transit site in Brighton & Hove. It was suggested that the pitches were larger in Brighton & Hove, and could therefore accommodate more vehicles. Furthermore, it was suggested that some Gypsies and Travellers were concerned about their children as Bridie's

Tan was close to a main road. It was also suggested that there may be some movement of families between this transit site and the one at Brighton & Hove i.e. families stopping for three months on one then moving to another for three months.

Stakeholder consultation also suggested that, under an East Sussex wide Protocol, unauthorised encampments were regularly moved to Bridie's Tan, either through negotiation or by order under Section 61 or Section 62 of the Criminal Justice Act. Factors influencing that decision included making judgements on welfare (e.g. children being better accommodated on the transit site).

Survey findings: transit accommodation

10.3 Three people were interviewed on the Bridies Tan transit site over the study period. One respondent indicated that they were Romany Gypsy, one Irish Traveller and one New Traveller. In addition to the interviews on the formal transit site, three interviews were carried out with people who were visiting the study area for a family event and were stopping on a caravan/holiday park in Hastings. The family members that they were visiting were included within the bricks and mortar sample discussed in Chapter 8, and suggested that this was the accommodation that their family tended to use when visiting them. We have therefore included the three caravan/holiday park interviews within this analysis of the transit accommodation data. All of these respondents indicated that they were Romany Gypsies.

10.4 The respondents were aged 17–24 (two), 40-49 (three) and 50-59 (one). Household size ranged from two to five. There were 15 people across the six households; an average of 2.5 people per household. Two households indicated that they had children (one on the transit site and one on the caravan park). Amongst these households there were four children; 2 children per household.

Views on size and facilities

10.5 The respondents indicated that they had a single caravan (with the exception of one person staying on the caravan park who had two). The average number of caravans to households was 1:2. One respondent reported that they did not have enough space. When asked to elaborate, they indicated that they needed a larger caravan and a larger pitch.

Reasons for stopping on the site and in the local authority area

10.6 When asked why they were stopping on their current site, the three respondents on the transit site stated that it was due to a lack of sites. When asked why they were in Lewes, one respondent indicated that they were born/raised in the area; one stated that they had family in the area; and one indicated that they were in Lewes due to a lack of sites. One of the respondents indicated that they sometimes stayed with family living in the study area (living in Newhaven).

- 10.7 As highlighted above, the three respondents on the caravan park in Hastings were stopping there as they were attending a family event in the area.

Length of time in the area and on the site

- 10.8 With regards to the respondents on the transit site, one had been in the area less than a month. The remaining two respondents had been in the area longer term (one between five and 10 years; the other for more than 10 years). One respondent had been on the site for less than a month; the remaining two indicated that they had been there between one and three months. One respondent indicated that they were a permanent resident in the area; the remaining two did not know. None of the respondents had a base elsewhere.
- 10.9 The respondents on the caravan park had been in the area and on the caravan park for less than a week. They indicated that they were visitors to the area. They indicated that their permanent base was a private site in Bournemouth. Two of these respondents indicated that this was the first time they had visited Hastings. The remaining respondent indicated that they were usually in this area between one and 10 weeks per year.

Previous accommodation experiences

- 10.10 With regards to the respondents on the transit site, one had previously been stopping on one of the long standing unauthorised encampments in Lewes; one had been living in bricks and mortar accommodation in Lewes; and one respondent had come from a Council site in Wealden. The respondent who had moved from the unauthorised encampment said they '*just wanted a change*'; the respondent from house had moved because the rent had become too expensive; and the respondent from the Council site indicated that they had been asked to leave the site as they were 'doubling up' on someone else's pitch.
- 10.11 All three respondents reported having lived in a house at some point during their life. One indicated that they had moved into a house with family; one had been born/raised in a house; and one had moved into a house due to a lack of sites. With regards to where this house had been, two indicated that they had lived within the study area (Hastings and Lewes) and one outside the study area (Sheffield). With regards to how they rated their experience of living in a house, two respondents were ambivalent (i.e. neither good nor poor) and one indicated it was poor. The comments made about housing suggested that while having permanent accommodation had benefits in terms of access to schools, etc. they missed being with members of their community. None of the respondents on the caravan park had ever lived in a house.

Travelling experiences

- 10.12 Four respondents indicated that they travelled a few times a year (including all three respondents staying on the caravan park). With regards to the remaining two respondents, one travelled or moved every week and one travelled once a year. All of the respondents had travelled in the last 12 months (with the exception of one

person interviewed on the transit site). When asked where they tended to go, the respondents on the transit site referred to the following places: Brighton and New Forest, as well a number of the fairs (e.g. Appleby, Stow, Kenilworth). The respondents staying on the holiday camp indicated that they visited the following places: Hastings, Devon, Epsom, Wales, Appleby/Stow fair, as well as holidays abroad (Spain).

- 10.13 With regards to where people stayed while travelling, respondents made reference to staying at the roadside, with family on council/private sites, staying on transit sites, farmers' fields and designated fair sites. The respondents on the caravan park primarily stayed at caravan parks, with family on private sites or at designated fair sites.

Site needs relating to work

- 10.14 The households were primarily self-employed; however, two respondents (on the transit site) indicated that they or someone within their household was currently unemployed. None of the respondents indicated that they had any current or future site needs relating to their work.

Access to services

- 10.15 The respondents were asked if they had access to the following services: GP/health centre; health visitor; maternity care; A & E; dentist; education or local school services; training services; careers advice; and access to work services. Respondents could state if the service was not relevant to them. The majority of respondents stated that they had sufficient access to all of these services, where relevant. However, one respondent felt that they did not have had sufficient access to schools and health visitors. None of the respondents indicated that they had difficulty accessing services; however, one person made the following comment with reference to health services:

"I've not tried to access any of the service in this area yet so not sure, but if not, we will just use A & E"

11. Future accommodation, household formation and accommodation affordability

11.1 This chapter looks at a range of issues including the movement intentions of the sample, the formation of new households and 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 the study area. The findings from the survey are presented here by local authority area and how this then translates into 'need' is discussed in Chapter 12.

Eastbourne

Movement needs

11.2 Table 11.1 shows the movement needs of the households interviewed across Eastbourne. As can be seen, the respondents indicated that they were going to stay in their current accommodation indefinitely or that they had no plans to move.

Table 11.1: Movement needs (Eastbourne)

	Bricks and mortar	
	No	%
Need to move immediately	-	-
Need to move in next 12 months	-	-
Need to move in next one to two years	-	-
Going to stay indefinitely	4	31
I have no plans to move	8	62
Other	1	8
No response	-	-
Total	13	100

11.3 One respondent indicated 'other'. When asked to elaborate, they stated that they needed to move '*as soon as they can*' due to overcrowded living conditions. This household was living in socially rented accommodation. They indicated that they were a permanent resident of the area and were born/raised in Eastbourne. They had been living in their current house for between five and 10 years; prior to that they had lived in another house. The reason given for moving into bricks and mortar accommodation was a lack of sites. They indicated that their current accommodation was too small as they were expecting another child. They stated that they intended staying in Eastbourne and that they needed another house. They were currently on the waiting list for another house, but there was no accommodation available for them to move to at the time of the survey. When asked to indicate their preferred ways of living they stated: bricks and mortar (owner occupied) or site based accommodation (either socially rented or owned by them).

Household concealment

11.4 One respondent indicated that there was someone within their household in immediate need of their own accommodation. They were currently living in socially rented housing. They indicated that their son was getting married and would need his own accommodation. They did not know what type of accommodation he would need or where he would want to live; however, they suggested that he might want to live in Surrey.

Household formation

11.5 None of the respondents indicated that there was anyone within their household in need of their own accommodation over the next five years.

11.6 Across the sample in Eastbourne there were four children aged 11-16 at the time of the study. As highlighted above, only one household expressed an immediate or future need for children becoming adults and therefore needing to move out of the family home. This is most likely due to respondents simply not knowing if and when their teenage children will marry, and subsequently need their own separate accommodation in the next five years. However, these young people will be aged 16-21 in five years' time. It is likely that a proportion of these four children will need their own independent accommodation, and a proportion of these will choose to remain within Eastbourne.

Accommodation affordability

11.7 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 and land with planning permission to be developed into a site. Just one respondent indicated that they could afford to purchase either a pitch or land. Nine respondents (69%) indicated that they could not afford to purchase either a pitch or land, while the remaining three respondents said it was not relevant to them.

Hastings

Movement needs

11.8 Table 11.2 shows the movement needs of the households interviewed across Hastings. As can be seen, the majority respondents (83%) indicated that they were going to stay in their current accommodation indefinitely or that they had no plans to move.

Table 11.2: Movement needs (Hastings)

	All		Bricks and mortar		Caravan/holiday park	
	No	%	No	%	No	%
Need to move immediately	1	3	1	3	-	-
Need to move in next 12 months	-	-	-	-	-	-
Need to move in next one to two years	-	-	-	-	-	-
Going to stay indefinitely	8	24	8	26	-	-
I have no plans to move	20	59	20	65	-	-
Other	2	6	2	6	-	-
N/A – temporarily visiting area	3	9	-	-	3	100
Total	34	100	31	100	3	100

11.9 One respondent indicated that they needed to move immediately. This household was living in socially rented accommodation. They indicated that they were a permanent resident of the area and stayed in Hastings because they had family in the area. They had been living in the area and their current house for 10 years or more; prior to that they had lived in another house. The reason given for moving into bricks and mortar accommodation was eviction from a site. They needed to move from their current home due to overcrowded living conditions. They stated that they intended staying in Hastings and that they needed another house. They were currently on the waiting list for another house, but there was no accommodation available for them to move to at the time of the survey. When asked to indicate their preferred ways of living they stated, in order of preference: a site (owner occupied); bricks and mortar (owner occupied); or a site (socially rented).

11.10 Two respondents indicated 'other'. One household was living in private rented accommodation and stated that they intended to move *'as soon as I can get a Council House'*. They had been in the area, and in the house, between three and five years. They had moved into the house from a site in Kent, which they had left because it was *'run down'*. They were currently on the waiting list for a house in Hastings. While they indicated that they intended moving to a socially rented house, when asked to indicate their preferred ways of living they stated, in order of preference: a site (owner occupied); bricks and mortar (owner occupied); or a site (socially rented). They also made the following comments:

"There is no Council site around here; that's why there are loads of Travellers in houses here"

The other household was also living in private rented housing. They had lived in Hastings for more than 10 years and in the house for between three and five years. They had moved into the house due to a lack of sites (*'if there was a site in Hastings I wouldn't be in this house'*). When asked their movement intentions they stated:

“Not sure. I don’t really like this house, but it’s really good in this area for my husband’s work. I just hope that they make a site in Hastings so we can move on it”

They indicated that they needed to move to site based accommodation in the Hastings area and were looking for socially rented site-based accommodation. They needed to stay in this area due to work, but also for children’s schooling and because they had family and friends in the area. They were not aware of any accommodation available for them to move to.

Household concealment

11.12 One respondent indicated that there was someone within their household in immediate need of their own accommodation. They owned their own home and indicated that their daughter would require her own accommodation. However, they stated that she would be getting married and moving to a private site in Essex, which is owned by her future husband’s family.

Household formation

11.13 None of the respondents indicated that there was anyone within their household in need of their own accommodation over the next five years.

11.14 Across the sample in Hastings there were 32 children aged 11-16 at the time of the study. As highlighted above, only one household expressed an immediate or future need for children becoming adults and therefore needing to move out of the family home. This is most likely due to respondents simply not knowing if and when their teenage children will marry, and subsequently need their own separate accommodation in the next five years. However, these young people will be aged 16-21 in five years’ time. It is likely that a proportion of these 32 children will need their own independent accommodation, and a proportion of these will choose to remain within Hastings.

Accommodation affordability

11.15 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 and land with planning permission to be developed into a site. Three respondents indicated that they could afford to purchase either a pitch or land, while 27 respondents (79%) indicated that they could not afford to purchase either a pitch or land. The remaining respondents said it was not relevant to them.

Lewes

Movement needs

11.16 Table 11.3 shows the movement needs of the households interviewed across Lewes. As can be seen, the majority respondents (73%) indicated that they were going to stay in their current accommodation indefinitely or that they had no plans to move.

Table 11.3: Movement needs (Lewes)

	All		Unauthorised encampments		Private sites		Bricks and mortar		Transit site	
	No	%	No	%	No	%	No	%	No	%
Need to move immediately	2	7	-	-	-	-	-	-	2	67
Need to move in next 12 months	-	-	-	-	-	-	-	-	-	-
Need to move in next one to two years	1	3	-	-	-	-	1	7	-	-
Going to stay indefinitely	8	28	-	-	1	100	7	50	-	-
I have no plans to move	13	45	7	64	-	-	6	43	-	-
Don't know	-	-	-	-	-	-	-	-	-	-
Other	3	10	2	18	-	-	-	-	1	33
Stay as long as we can/until we have to move	2	7	2	18	-	-	-	-	-	-
Total	29	100	11	100	1	100	14	100	3	100

11.17 Two respondents indicated that they needed to move immediately. Both respondents were currently stopping on the transit site. The following provides information about these households²⁶:

HH1: indicated that they had lived in the Lewes area for more than 10 years as they had family living in the area. They had moved to the transit site from a house in Lewes; however, they indicated that they did not have a permanent base. Prior to living in the house, they had been stopping on unauthorised encampments around Lewes and Wealden. They had moved into a house due to a lack of sites, but indicated that they had left the house because they could not afford the rent. They indicated that they did not intend staying in Lewes as they needed to move to Wealden to be near family, but also as they were born/raised in Wealden. They indicated that they needed to live on a socially rented site, but that there was no accommodation available at the time of the assessment. They were currently on the waiting list for both a site and a house in Wealden. When asked to indicate their preferred ways of living they stated site based accommodation, whether socially rented, private rented or owner occupied.

HH2: indicated that they had been in the Lewes area for between one and six months. They were in the area due to a lack of sites. They had moved to the transit site from one of the socially rented sites in Wealden. They indicated that they had been evicted from this previous site as they were stopping on someone else's pitch and stated that '*the Council made me move on here*'. Prior to living on the site in Wealden they had been on a private site in Nottingham and a house in Sheffield. They had moved into a house due to a lack of site. They did not have a base elsewhere. They indicated that they did not intend staying in Lewes as they needed to move to Wealden to be near

²⁶ Information provided by East Sussex County Council suggested that some households currently residing on the transit site had been offered site-based accommodation, but had not taken up the accommodation. However, given the anonymous nature of the Gypsy and Traveller survey, it is not known whether these were the same households that feature in Paragraph 11.17 above.

family. They also indicated that they did not feel safe on the transit site as *'it's like being on my own'*. They indicated that they needed to live on a socially rented site in Wealden (making specific reference to the Maresfield site), but that there was no accommodation available at the time of the assessment. They were currently on the waiting list for both a site and a house in Wealden. When asked to indicate their preferred ways of living they stated site based accommodation (either socially rented or owner occupied) or bricks and mortar (owner occupied).

11.18 One respondent indicated that they needed to move in the next one to two years. They had been living in a socially rented house for between one and three years. They indicated that they were born/raised in the Lewes area. They had moved to the house from a socially rented site in West Sussex. They had moved into the house to be nearer to family. The respondent indicated that their partner was currently in prison but would be released by the end of this year. They indicated that he was likely to want to leave the house and *'travel around'*. They indicated that they did not know if they would stay in Lewes or what type of accommodation they would need. The respondent indicated *'it's up to my husband'*.

11.19 Three respondents indicated 'other'. The respondent on the transit site stated that they were allowed on the site for 12 weeks but they were likely to move before then. They intended staying in Lewes but stated that they wanted to travel. Prior to the transit site, they had been stopping on the North Street unauthorised encampment in Lewes. With regards to the type of accommodation they needed, the respondent made the following comment:

"I am on the move all the time but I don't go out of this area...I only go where I want, not where others think I should go, but I will stay in this area"

11.20 With regards to the two respondents on the unauthorised encampments, one stated that they *'come and go as I please'*. When asked to indicate their preferred ways of living they stated official short stay sites or roadside. They indicated that they would move for no particular reason but intended to stay in Lewes and would be looking for another roadside/informal stopping place. They indicated that this would be within the South Down National Park area.

11.21 The other respondent stated that they wanted to return to bricks and mortar for health reasons. They were currently stopping on the Denton Island unauthorised encampment. They made the following comments:

"I want to go back in a flat. I've been here three years now. I am on the waiting list for a flat; it's all down to a bidding system"

This respondent indicated that the bidding system was difficult for them because they did not have their own computer so were reliant on family and friends for use of a computer. They also indicated that they did not really understand the bidding system.

- 11.22 A further two respondents – on unauthorised encampments - indicated that they would stay as long as they could or until they were moved on. One respondent was currently stopping on the Denton Island encampment. They stated that they would be *'moved on in the next day or so'*. They indicated that they were born/raised in the area and stopping on the encampment due to a lack of sites. They travelled around the East Sussex area, primarily stopping on unauthorised encampments. They were looking for site-based accommodation. They indicated that they intended staying in Lewes; however, when asked where they needed to live they indicated that they would live in any of the East Sussex areas (including Brighton & Hove) stating: *'any of them, if there was somewhere to stay properly'*. They expressed a preference for a socially rented site, although their preference was owner occupation, but they felt that there were *'too many issues over planning'* with this type of accommodation.
- 11.23 The other respondent was currently stopping on the North Street encampment. They had been on the encampment for less than six months, prior to which they had lived in a house. They were stopping on the encampment due to work. They indicated that they would stop on the encampment *'as long as we can'*. They did not provide any information about their future accommodation needs.

Household concealment

- 11.24 None of the respondents indicated that there was anyone within their household in immediate need of their own accommodation.

Household formation

- 11.25 One respondent indicated that there was someone within their household in need of their own accommodation over the next five years. They were currently living on a private site with temporary planning permission. They indicated that they had a son who was currently 15 and would need separate accommodation. They stated that they needed to be accommodated on their pitch, but did not know if there was enough room to do so. They felt that he would need his own trailer to sleep in eventually and hoped that if they were given permanent planning permission it would not be a problem. This accommodation was within the South Downs National Park area.
- 11.26 Across the sample in Lewes there were seven children aged 11-16 at the time of the study. As highlighted above, only one household expressed an immediate or future need for children becoming adults and therefore needing to move out of the family home. This is most likely due to respondents simply not knowing if and when their teenage children will marry, and subsequently need their own separate accommodation in the next five years. However, these young people will be aged 16-21 in five years' time. It is likely that a proportion of these seven children will need their own independent accommodation, and a proportion of these will choose to remain within Lewes.

Accommodation affordability

11.27 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 and land with planning permission to be developed into a site. Just one respondent indicated that they could afford to purchase either a pitch or land, while 20 respondents (69%) indicated that they could not afford to purchase either a pitch or land. One respondent already owed a piece of land that they had developed into a private site. The remaining respondents said it was not relevant to them.

Rother

Movement needs

11.28 Table 11.4 shows the movement needs of the households interviewed across Rother. As can be seen, the majority respondents (85%) indicated that they were going to stay in their current accommodation indefinitely or that they had no plans to move.

Table 11.4: Movement needs (Rother)

	All		Private sites		Bricks and mortar		Socially rented sites	
	No	%	No	%	No	%	No	%
Need to move immediately	-	-	-	-	-	-	-	-
Need to move in next 12 months	1	3	-	-	-	-	1	13
Need to move in next one to two years	2	7	-	-	2	11	-	-
Going to stay indefinitely	6	19	2	33	3	17	1	13
I have no plans to move	21	66	4	67	11	61	6	75
Other	2	7	-	-	2	11	-	-
Total	32	100	6	100	18	100	8	100

11.29 One respondent indicated that they needed to move in the next 12 months. They indicated that they had been in the Rother area, and also on their current site, for more than 10 years. They indicated that they had a base elsewhere, which was a family owned private site within Rother. They indicated that they were waiting for planning permission on the site and would move onto this site when permission was granted. When asked to indicate their preferred ways of living they stated site based accommodation. With regards to tenure, they stated the following in order of preference: owner occupation, renting on a private site and socially rented.

11.30 Two respondents indicated that they needed to move in the next one to two years. Both were currently living in bricks and mortar accommodation. The following provides information about these households:

HH1: currently living in private rented accommodation. They indicated that they had lived in the Rother area for between three and five years as they had

family in the area. Prior to the house, they had been stopping on a private transit site in Kent. They had moved from the transit site due to overcrowding, but also as they had work in the Rother area. They indicated that they needed to move to a socially rented accommodation as they could not afford the rent in their current accommodation. They indicated that they intended staying in Rother and were currently on the waiting list for a house. When asked to indicate their preferred ways of living they stated bricks and mortar (owner occupied), site (owner occupied) or caravan/chalet park.

HH2: currently living in socially rented accommodation. They indicated that they had lived in the Rother area, and in the house, for between five and 10 years. They had moved into a house due to a lack of sites, making the following comments about this:

“There are no sites to pull on around here. You can’t get on most of the Council sites, so we can live in a house in the winter and go [travelling] in the summer”

They did not intend staying in Rother and indicated that they needed to move to a socially rented site in Kent as they had family in that area. They were currently on the waiting list for a site in that area.

11.31 Two respondents indicated ‘other’. One respondent stated that they would move ‘*as soon as we can get a Council House*’. They were living in private rented accommodation. They had been living in Rother for more than 10 years and in the house for between one and three years. The respondent indicated that they had moved to the house as there was no room on the site, but also because their partner did not want to live on the site. They were currently on the waiting list for a house.

11.32 The second respondent stated: ‘*If we could find a nice Council site around here we would move on it, but there are none*’. They were living in socially rented housing. They had been living in Rother ‘*off and on for years*’ and in the house for between one and three years. They indicated that they needed to move to site based accommodation and would like to stay in the Rother or Wealden area. They were looking for a place on a socially rented site, but were not aware of any accommodation available for them to move to. They were no currently on the waiting list for a site in either of those areas.

Household concealment

11.33 One respondent indicated that there was someone within their household in immediate need of their own accommodation. They were currently living on a private site with permanent planning permission. They stated that they had a grown up son (aged 32) who needed to be accommodated on the site with them. They indicated that he would need his own trailer to sleep in and there was enough room, but that they were likely to need planning permission. However, they stated that could not afford to go through the planning process at the moment.

Household formation

11.34 None of the respondents indicated that there was anyone within their household in need of their own accommodation over the next five years.

11.35 Across the sample in Rother there were 25 children aged 11-16 at the time of the study. As highlighted above, only one household expressed an immediate or future need for children becoming adults and therefore needing to move out of the family home. This is most likely due to respondents simply not knowing if and when their teenage children will marry, and subsequently need their own separate accommodation in the next five years. However, these young people will be aged 16-21 in five years' time. It is likely that a proportion of these 25 children will need their own independent accommodation, and a proportion of these will choose to remain within Rother.

Accommodation affordability

11.36 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 and land with planning permission to be developed into a site. A total of 21 respondents (66%) indicated that they could afford to purchase either a pitch or land. Two respondents already owed a piece of land that they had developed into private sites. The remaining respondents said it was not relevant to them.

Wealden

Movement needs

11.37 Table 11.5 shows the movement needs of the households interviewed across Wealden. As can be seen, the majority respondents (95%) indicated that they were going to stay in their current accommodation indefinitely or that they had no plans to move.

Table 11.5: Movement needs (Wealden)

	All		Unauthorised developments		Private sites		Bricks and mortar		Socially rented sites	
	No	%	No	%	No	%	No	%	No	%
Need to move immediately	-	-	-	-	-	-	-	-	-	-
Need to move in next 12 months	2	3	-	-	-	-	2	7	-	-
Need to move in next one to two years	2	3	-	-	-	-	2	7	-	-
Going to stay indefinitely	28	37	1	33	13	57	9	30	5	25
I have no plans to move	44	58	2	67	10	43	17	57	15	75
Total	76	100	3	100	23	100	30	100	20	100

Note: excludes one missing case

11.38 Two respondents indicated that they needed to move in the next 12 months. The following provides information about these households:

HH1: currently living in a private rented house. They indicated that they had lived in the Wealden area for more than 10 years, and in the house for between one and three years. They indicated that they had moved into the house while they were '*waiting to buy land*' in the Wealden area. They needed to stay in the Wealden area due to work. When asked to indicate their preferred ways of living they stated a site (owner occupied). They indicated that they may have already found some land to buy near Ridgewood. They indicated that it was not within the South Downs National Park area.

HH2: currently living in a socially rented house. They indicated that they had been in the Wealden area, and in the house, for between one and three years. They were in the area due to a work. They had moved from a private transit site in Kent and tended to travel in the summer looking for work around Hertfordshire, Kent, Surrey and Sussex. They indicated that they had left the transit site due to overcrowded conditions. They did not have a base elsewhere. They did not intend staying in Wealden and indicated that they needed to move to a socially rented site in Hertfordshire as they had family in that area. They were currently on the waiting list for a site in that area. When asked to indicate their preferred ways of living they stated, in order of preference: site (owner occupied), site (socially rented) or bricks and mortar (owner occupied).

11.39 Two respondents indicated that they needed to move in the next one to two years

HH1: currently living in a private rented house. They indicated that they had lived in the Wealden area, and the house, for between one and three years. They had moved from a family owned private site in Oxfordshire. They indicated that there had been disagreements on the site between family members, which had caused them to leave. They had moved onto Polly Arch to stay with family for a short time before moving into the house. They indicated that given the family problems, they were likely to sell their piece of land and try to find some land to purchase in Wealden, so they could develop their own site. They indicated that they needed to stay in this area for children's schooling. When asked to indicate their preferred ways of living they stated a site (owner occupied).

HH2: currently living in a private rented house. They indicated that they had been in the Wealden area for more than 10 years, and in the house for between one and three years. They moved to the house due to a work, and were born/raised in the Wealden area. They indicated that they had moved from a private site in the Wealden area, which they had left due to '*planning problems*'. They did not have a base elsewhere. They intended staying in Wealden due to work and indicated that they needed site based accommodation. They indicated that they were currently looking at some land near Ridgewood. They indicated that it was not within the South Downs

National Park area. When asked to indicate their preferred ways of living they stated, in order of preference: site (owner occupied) or bricks and mortar (owner occupied).

Household concealment

11.40 None of the respondents indicated that there was anyone within their household in immediate need of their own accommodation.

Household formation

11.41 Five respondents indicated that there was someone within their household in need of their own accommodation over the next five years. The following provide information about these households:

HH1: currently living on a private site with temporary permission. They indicated that their daughter would be 17 soon and would require separate accommodation on the site. They indicated that there was enough room on the site, but that they were not sure whether or not they would need planning permission. The site was not within the South Downs National park area.

HH2: currently living on a socially rented site. They indicated that they had two daughters who would be 15 and 16 and were likely to need their own separate trailer to sleep in over the next five years, which would need to be on the current pitch. They felt that there was enough room to accommodate them on their pitch but stated that they would need permission. The site was not within the South Downs National park area.

HH3: currently living on a private site with temporary permission. They indicated that their daughter was 22 and getting married soon. The couple needed to live with them on their site. They did not say whether or not there was enough space on the site to accommodate them. They indicated that they had developed the site so their children would have somewhere to live when they got married. The site was not within the South Downs National park area. They were concerned about what would happen to the family if they did not get permanent planning permission:

“We bought this place so we could settled down and have a safe place to call home...If we don’t get permanent planning and they say we have to move, I don’t know where we would go because there is nowhere for us to go and stay altogether. It would split the family up”

HH4: currently living on a socially rented site. They indicated that their son and his girlfriend would both be 22 and would need their own pitch. They would need to be accommodated on their current site, but would need permission. The site was not within the South Downs National park area.

HH5: currently living in a socially rented house. They indicated that their daughter is 19 and would be getting married. They did not know what type of accommodation she would need but stated that she was likely to move to Kent, where her future husband lives.

11.42 Across the sample in Wealden there were 42 children aged 11-16 at the time of the study. As highlighted above, only five households expressed an immediate or future need for children becoming adults and therefore needing to move out of the family home. This is most likely due to respondents simply not knowing if and when their teenage children will marry, and subsequently need their own separate accommodation in the next five years. However, these young people will be aged 16-21 in five years' time. It is likely that a proportion of these 42 children will need their own independent accommodation, and a proportion of these will choose to remain within Wealden.

Accommodation affordability

11.43 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 and land with planning permission to be developed into a site. Four respondents indicated that they could afford to purchase either a pitch or land, while 53 (69%) indicated that they could not. Seven respondents already owed a piece of land that they had developed into private sites. The remaining respondents said it was not relevant to them.

12. An assessment of accommodation need

12.1 Irrespective of change in planning 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 England²⁷.

A note on the assessment of accommodation need

12.2 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 is derived from a number of sources including:

- The Guidance on Gypsy and Traveller Accommodation Assessments²⁸.
- Guidance and experience of benchmarking the robustness of GTAAs²⁹.
- The document '*Planning policy for traveller sites*' which was released in March 2012.

12.3 This assessment draws upon empirical primary research within East Sussex 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.

12.4 This study has taken a thorough assessment of the pitch 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 inform the development of planning policy and future planning decisions. The assessment provides figures for the East Sussex planning authorities and the South Downs National Park. This disaggregation of need was required in order for the different planning authorities to understand where need is arising. This only applies in the case of Lewes. The detailed description of the methodology below provides information on how the need has been apportioned to the South Downs National Park authority.

²⁷ 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.

²⁸ CLG (2007) *Gypsy and Traveller Accommodation Assessments – Guidance*, London: HMSO.

²⁹ 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

12.5 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 2013/14 – 2017/18

- 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 and vice versa.
- Whether the closure of any existing sites is planned.
- Potential need for residential pitches in the area from families on unauthorised encampments and transit sites.
- Movement between areas.
- Overcrowding of sites.

Additional supply 2013/14 – 2017/18

12.6 The requirements are presented in summary form in Table 12.1 below. This table details the overall accommodation and pitch needs, over the next 15 years, for Gypsies and Travellers resident in East Sussex, based on the definition in the Housing Act. Each element is explained in greater detail below. **All figures relate to pitches not sites.** As will be seen, figures are provided for each local authority – with the exception of Rother who have completed a separate assessment of residential need – as well as identifying pitch requirements that fall within the South Downs National Park area of East Sussex. Please note that while some Lewes pitch requirements fall within the South Downs National Park planning authority, the two planning authorities anticipate working together to address the identified need through the Duty to Cooperate.

Table 12.1: Summary of Gypsy and Traveller accommodation and pitch need (2013/14 - 2027/28)

	Element of supply and need	Eastbourne	Hastings	Lewes	Wealden	South Downs National Park area of Lewes
		Accommodation Need/Supply Total	Accommodation Need/Supply Total	Accommodation Need/Supply Total	Accommodation Need/Supply Total	Accommodation Need/Supply Total
Current residential supply						
1	Socially rented pitches	0	0	0	25	0
2	Private authorised pitches	0	0	0	26	5
3	Total authorised residential pitches	0	0	0	51	5
Residential pitch need (2013/14 –2017/18)						
4	End of temporary planning permissions	0	0	0	7	1
5	Concealed households	0	0	0	3	0
6	New household formation	0	0	0	1	0
7	Unauthorised developments	0	0	0	3	0
8	Net movement from housing to sites/sites to housing	0	2	0	6	0
9	Closure of sites	0	0	0	0	0
10	Transit households/unauthorised encampments	0	0	4	0	5
11	Movement between areas	0	0	0	3	0
12	Residential pitch need (2013/14 –2017/18)	0	2	4	23	6
13	Supply (2013/14 – 2017/18)	0	2	0	0	0
14	Residential pitch need (2013/14 – 2017/18)	0	0	4	23	6
15	Residential pitch need (2018/19 – 2022/23)	0	0	0	9	1
16	Residential pitch need (2023/24 – 2027/28)	0	0	1	10	1
17	Total Residential pitch need (2013/14 – 2027/28)	0	0	5	42	8

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

The authorities of Lewes and Wealden required projects beyond the timeframe shown above – these figures are detailed in paragraph 12.11 at the end of this chapter.

Explanation of the need requirement elements

Current residential supply

Row 1: The number of pitches on socially rented sites provided by East Sussex County Council information.

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

Row 3: The total number of authorised pitches across the study area.

Residential pitch need 2013/14 – 2017/18

Row 4: The number of pitches which have temporary planning permission due to expire within the assessment period. There were **seven pitches in Wealden** with temporary permission that would expire within the period, and **one pitch within the South Downs National Park area of Lewes**.

Row 5: This details the number of concealed households occupying existing accommodation who require independent accommodation within the study area.

Pitch requirements from concealed households

Findings:

- The survey of households did not find any households reporting doubling-up or concealment.
- Information provided by East Sussex County Council indicated that three households were doubled up on one of the socially rented sites in Wealden (see Chapter 4, Box 4.3).

Assumptions:

- The information from East Sussex County Council reflects the extent of doubling up on residential sites.

Calculation: Need for pitches from new households forming = **3 households for Wealden**.

Row 6: This is the number of pitches required from new household formation.

Pitch requirements from new households forming - Lewes

Findings:

- Within the survey of households, across all accommodation types, one respondent reported having independent households living with them which were reported to be in need of their own separate accommodation/pitch within the next five years.
- This respondent was living on the private site with temporary planning

permission. Comments from the respondent indicated that the need was for an additional trailer, but they did not know if they had enough room to accommodate this on their current pitch. However, they felt that if they were given permanent planning consent the issue might be resolved (see Chapter 11, paragraph 11.25).

- This site is within the South Downs National Park area of Lewes.

Assumptions:

- It is reasonable to assume that the accommodation need is for an alternation of planning consent as opposed to new pitch provision.

Calculation: Need for pitches from new households forming = **0 households**.

Pitch requirements from new households forming - Wealden

Findings:

- Within the survey of households, across all accommodation types, four respondents reported having independent households living with them which were in need of their own separate accommodation/pitch over the next five years.
- Comments from three of those households indicated that the need was for an additional trailer. Of these three respondents, two indicated that there was enough room to accommodate them on their existing site/pitch (one was on a private site, one a socially rented site). One respondent did not provide a response as to whether there was enough room but indicated that they had bought the site for the family to live on. All three respondents referred to the issue as relating to needing permission for the separate living quarters (see Chapter 11, paragraph 11.41, HH1, HH2 and HH3).
- One respondent – currently living on a socially rented site – indicated that their son and his partner would need their own separate pitch on the same socially rented site (see Chapter 11, paragraph 11.41, HH4).

Assumptions:

- It is reasonable to assume that for three households the accommodation need is for an alternation of planning consent or relates to permission from the socially rented landlord as opposed to new pitch provision.
- It is reasonable to assume that one household will need a separate pitch on the same site as their parents.
- Assumed that this does not double count concealed household referred to in Row 5 above as the respondent referred to need over the next five years rather than immediate need.

Calculation: one household represents 5% of the socially rented sample in Wealden. Grossed to the total socially rented population in Wealden (5% of 25 households) = **one household**.

Row 7: This is the level of need arising from current unauthorised developments.

Households on pitches on unauthorised developments - Wealden

Findings:

- There were two unauthorised developments across the study area (excluding Rother) at the time of the assessment. Both of these were in Wealden and comprised a total of three pitches.
- A total of three people were interviewed; representing all residents of unauthorised developments in Wealden. The respondents on these sites indicated firm intentions to stay (see Chapter 11, Table 11.5). All respondents had resided in Wealden for 10 years or more, and on their site for a minimum of five years. None had a base elsewhere (see Chapter 6, paragraph 6.8).

Assumptions:

- Since these sites are, by definition, unauthorised, these households are in need of authorised, legal accommodation, whether through the granting of planning permission on their own site or pitch provision elsewhere.

Calculation: All households on active and occupied unauthorised developments at the time of the survey are in need of accommodation in Wealden = **three households/pitches**

Row 8: This is the estimation of the flow from sites to houses and vice versa.

Movement between housing and sites - Hastings

Movement from housing to sites: one respondent (3% of the bricks and mortar sample in Hastings) indicated that they had moved into a house due to a lack of sites. They were not sure of their movement intentions but did not like the house and indicated that they needed site based accommodation. They stated that they needed to stay in Hastings due to work, children's schooling and family/friends in the area (see Chapter 11, paragraph 11.10).

Calculation: 3% of the bricks and mortar sample, grossed to the estimated population in bricks and mortar accommodation in Hastings (62) = **2 households**.

Movement between housing and sites - Wealden

Movement from housing to sites:

- Three respondents (10% of the bricks and mortar sample in Wealden) indicated that they needed to move from a house to site based

accommodation.

- One respondent needed to move in the next 12 months. They had resided in Wealden for 10 years or more. They had moved into a house while they were waiting to buy land to develop into a site (see Chapter 11, paragraph 11.38, HH1).
- The second respondent needed to move in the next one to two years. They had resided in Wealden for between one and three years. They had moved from outside the area due to family problems. They had family living on one of the socially rented sites in Wealden. They indicated that they were likely to sell their land outside the area and buy land in Wealden (see Chapter 11, paragraph 11.39, HH1).
- The third respondent also needed to move in the next one to two years. They had moved from a private site in Wealden into a house due to 'planning problems'. They indicated that they needed site based accommodation and that they were already looking at some land in the area (see Chapter 11, paragraph 11.39, HH2).

Calculation: 10% of the bricks and mortar sample, grossed to the estimated population in bricks and mortar accommodation in Wealden (62) = **6 households**.

Row 9: 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 across the study area.

Row 10: This provides an estimation of the need arising from households on unauthorised encampments and transit sites that require a residential pitch in the study area. The boxes below divide this element into need arising from unauthorised encampments in Lewes and the South Downs National Park area of Lewes; need arising from unauthorised encampments in Eastbourne, Hastings and Wealden; and need arising from transit site residents.

Need arising from unauthorised encampments – Lewes and South Downs National Park area of Lewes

Findings:

- Information provided by Lewes District Council indicated that there were two long standing unauthorised encampments in the area
- Analysis of the survey carried out with Gypsy and Traveller households residing on these encampments indicated that of the 11 people that were interviewed, nine were long-standing residents looking for permanent accommodation in the area.
- Information provided by the other local authorities in the assessment and East Sussex County Council indicated that these encampments were not representative of the infrequent, short stay encampments that usually occur across the study area.

Assumptions:

- In order to most closely reflect the situation on the ground, and the unique long standing nature of the Lewes encampments we have opted to use the

nine households as the need requirement.

- It is assumed that the need arising from these households falls within the area of Lewes due to the affiliation the respondents had with this local authority area. However, this figure is disaggregated by Lewes and the SDNP (see below).
- This is treated as a single year element rather than a 'flow' of new families each year.

Calculation: Need for residential accommodation from households on unauthorised encampments = **9 households**.

Disaggregation between the two local planning authorities: as highlighted previously, this assessment was required to disaggregate findings between Lewes local planning authority and the South Downs National Park authority. In order to disaggregate the need arising from unauthorised encampments, Lewes District Council looked at the locations of their encampments over the last three years and identified that 54% had occurred within the South Downs National Park and 46% within Lewes. The two planning authorities therefore agreed that need arising from unauthorised encampments should be disaggregated by using this 54/46 split. As such the need arising from encampments is **5 pitches for the SDNP and 4 pitches for Lewes**.

Need arising from unauthorised encampments – Eastbourne, Hastings and Wealden

Findings:

- No unauthorised encampments were brought to our attention in Eastbourne, Hastings or Wealden during the fieldwork period and the survey team saw no primary evidence of unauthorised encampments in these areas during the fieldwork.
- As highlighted above, the encampments that were interviewed in Lewes were particular instances of long standing encampments. Eastbourne, Hastings and Wealden Councils, and East Sussex County Council, highlighted that the Lewes encampments were not representative of the infrequent short-stay encampments that were experienced in the other areas, the majority of which were reported to be 'in transit' (please Table 7.1 for further details of encampments across the study areas).
- Information provided by the local authorities and East Sussex County Council does not suggest a need arising for residential accommodation from households from unauthorised encampments in Eastbourne, Hastings and Wealden.

Assumptions:

- Given the findings above, a nil need is therefore assumed. However, this should remain under close review by the agencies responsible as households on unauthorised encampments may have accommodation needs in the future.

Calculation: Need for residential accommodation from households on unauthorised encampments = **0 households**.

Need for residential pitches from transit site occupants

Findings: the transit site in Lewes has nine pitches; three households were interviewed on this site during the course of this study. Two of these households expressed a need for socially rented permanent residential accommodation in Wealden. These households have been included in the figures for Wealden in Row 11 below, which discuss movement between areas. The remaining respondent intended staying in Lewes but needed an informal stopping place/roadside (see discussion on transit need in Chapter 13).

Calculation: Need for residential accommodation from households on the transit site = **0 households (included in movement between areas figure)**.

Row 11: This is the level of movement of households between areas.

Households moving between areas - Wealden

Findings:

- There were three households living outside Wealden who indicated that they needed site based accommodation in Wealden.
- One respondent was currently living in Brighton. They were interviewed for the Brighton & Hove GTAA which was carried out in conjunction with this assessment. They were living in a house and needed to move in the next one to two years. They had moved into a house due to a lack of sites. They needed to move to Wealden due to family in the area, availability of work and children's schooling. They indicated that they wanted to rent a pitch on a private site (see Brighton & Hove report, Chapter 9, paragraph 9.6).
- The other two respondents were stopping on the transit site in Lewes. Both indicated that they needed to move immediately. Both were currently on the waiting list for a site or a house in Wealden, but indicated that they needed to live on a socially rented site (one made specific reference to the Maresfield site). They both stated that they needed to be in Wealden due to family living in the area (one was also born/raised in Wealden) (see Chapter 11, paragraph 11.17, HH 1 and HH2).

Assumptions:

- From the information provided, it is reasonable to assume that these households required site based accommodation in Wealden.
- This is treated as a single year element rather than a 'flow' of new families each year.

Calculation: Three households indicated a need to move to Wealden at the time of

the survey = **three households/pitches**

Row 12: This is the total gross residential need for pitches arising in the study areas and the South Downs National Park area within the study areas between 2013/14 and 2017/18.

Row 13: This includes the supply of pitches from all authorised sites. Information provided by Hastings Council indicated that one site - with a proposed two pitches - has outline planning permission (see Chapter 5, Table 5.1). No other supply factors have been taken into account as they are extremely difficult to predict.

Row 14: This is the total net requirement for pitches arising in the study areas and the South Downs National Park area within the study areas between 2013/14 and 2017/18.

Permanent residential accommodation need over 2018/19–2022/23 and 2023/24–2027/28

- 12.7 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.
- 12.8 There are complex factors involved underpinning the determination of the proportion of households who will form in the future. In order to tackle the complexity of issues that may well occur over the next decade, it is established practice in assessment of Gypsy and Traveller accommodation needs to apply an assumed rate of household growth. As applied in similar studies a standard 3% per annum compound rate of household growth is used. This figure is then applied, to the projected number of pitches which should be available by 2017, minus an assumed ratio of 1:0.75 used to account for any potential pitch sharing³⁰. All household growth is assumed to require site-based accommodation.
- 12.9 The supply of pitches over the 2018/19–2027/28 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 be kept under review.

Row 15: The total requirement for pitches arising in the study areas and the South Downs National Park area within the study areas over the period 2018/19 - 2022/23.

Row 16: The total requirement for pitches arising in the study areas and the South Downs National Park area within the study areas over the period 2023/24 - 2027/28.

Row 17: The total overall requirement for pitches arising in the study areas and the South Downs National Park area within the study areas over the period 2013/14 - 2027/28, minus any supply of pitches, where relevant.

³⁰ A pitch sharing rate of 1:0.75 was recommended for use in the South East Examination in Public Panel Report.

Summary

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

- End of temporary planning permissions
- Concealed households
- New household formation
- Unauthorised developments
- Movement from housing to sites
- Households currently occupying unauthorised encampments
- Households currently occupying the transit site
- Movement between areas

This analysis has shown that there is an accommodation need for **55 households** across the East Sussex study area over the 2013/14 - 2027/28 period. These figures incorporate a household growth rate of 3% per year compound, as applied to all current households in the area and all future households that should be accommodated on pitches by 2018 to estimate need in the period 2018/19 - 2027/28.

12.11 The authorities of Lewes and Wealden required an assessment of need beyond the 2027/28 period to align with the dates in their Local Plans. As above, the household growth rate of 3% per annum was applied.

- Lewes required the projection of need for an additional two years (up to 2029/30). This was calculated as **nil** for that two year period.
- Wealden required projected need for an additional 10 years (up to 2037/38). Breaking this down into five year periods, the additional need for Wealden is as follows:
 - 2028/29 – 2032/33 – **11 pitches**
 - 2033/34 – 2037/38 – **13 pitches**
 - Total need for the period 2013/14 – 2037/38 – **66 pitches**

13. An assessment of transit need

- 13.1 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.
- 13.2 Within the East Sussex study area formal provision for short stay households is currently made available on the Bridie's Tan transit site in Lewes. This site accommodates households across nine pitches. At the time of the study five of these were in use but it is acknowledged that this is dynamic and site occupancy changed regularly over the course of producing this report. The site is managed by East Sussex County Council but located within the South Downs National Park. Further details about this site, as well as responses from households who were stopping on the site at the time of the assessment, can be found in Chapter 10.
- 13.3 Although the formal transit site appears to have consistent use, it is reported that there are vacant pitches on the site (see information below in relation to occupancy/capacity). However, despite vacancies on the site unauthorised encampments were still occurring in all local authority areas – albeit in small numbers (see Chapter 7, Table 7.1) - which may indicate that the site is not in a location suited to all Gypsies and Travellers and/or the site is not meeting need as it appears. The continued presence of unauthorised encampments in the area would suggest an unmet need for transit provision.

Assessing the quantity of transit need required in the study area

- 13.4 Quantifying the need arising for transit provision is often regarded as a particularly challenging element of producing GTAAs. A lack of definitive and comprehensive data, but also the unpredictable nature of unauthorised encampments, hinders this process enormously. There are several elements which need to be considered when assessing need for transit provision, including:
- the levels of occupancy on existing transit provision
 - the levels of unauthorised encampments in an area (often used as a direct proxy for understanding the level of need for short-stay accommodation)
 - the views of stakeholders working in the study area
 - the expressed needs of Gypsies and Travellers in response to the survey
- 13.5 Each of these factors is discussed below.

Levels of occupancy on existing transit provision

Data provided by East Sussex County Council demonstrates that there is consistent use of the Bridies Tan transit site throughout the year, with no discernable pattern in relation to summer or winter months. Data provided by the County Council, which recorded levels of occupancy across a number of years, showed varied levels of occupancy. The average occupancy since April 2010 was recorded as follows:

- April 2010 – March 2011: 30%
- April 2011 – March 2012: 39%

- April 2012 – March 2013: 34%
- April 2013 – March 2014: 53%

This gives an average occupancy of 39% across this time period. The manager of the site noted that people have been turned away from the site at times when it is full, which was thought, by some stakeholders, to indicate continued unmet need for authorised short-stay accommodation in the area. It was indicated by the local authorities that, in addition to the need to improve monitoring of unauthorised encampments (see Chapter 7), there was also a need for more robust monitoring in relation to households utilising the transit provision.

Levels of unauthorised encampments in an area

Chapter 7 (Table 7.1) presented information on unauthorised encampments in each local authority area as well as any relevant policies for dealing with unauthorised encampments. In particular this noted that across 2011-2013 the number of separate unauthorised encampments in each area had been at quite a low level, although there were variations across local authority areas. With regards to duration of encampments, local authorities reported that encampments tended to be in their area for relatively short periods of time (i.e. between one day and two weeks). The exception was Lewes, which had a number of long standing unauthorised encampments (however, these feature primarily as an element of permanent residential need rather than transit need - see explanation for Row 10 in Chapter 12). As highlighted above, however, the local authorities reported that they did not currently carry out robust monitoring of unauthorised encampments.

Many stakeholders noted that the presence of the Bridie's Tan transit site was seen as a key component in reducing the presence of unauthorised encampments in the study area.

Areas that tended to be used in the study area varied from authority to authority. For instance, in Lewes, the types of areas occupied by unauthorised encampments include an old quarry site, farm land, and disused land without barriers barring entry. In Wealden, car parks and lay-bys tended to be used for very short periods of time by households passing through the area. Stakeholders noted that a number of the traditional areas that people used to use as short stay stopping places had been barricaded which was seen as 'driving' Gypsies and Travellers to more visible areas.

Views of stakeholders working in the study area

Although stakeholders were positive about the impact the Bridies Tan transit site had had on the reduction of unauthorised encampments, there were issues raised about its ability to address *all* need arising across the study area. More specifically, the spatial location of the site, in relation to the broader East Sussex area, has been noted by some stakeholders as being unlikely to satisfactorily serve the short-stay need of all households looking for short stay accommodation. Similarly there were suggestions, contained in information provided by East Sussex County Council, that the site is situated amongst surroundings described as 'poor quality'. Both of these issues may combine to make the site less well used than might be expected.

There did appear to be a potential relationship between the transit site situated in Brighton & Hove and Bridies Tan – as they potentially helped to provide an embryonic network of short-stay provision in the broader area. However, residents are not officially

allowed to transfer between the sites. This cross-site activity may suggest a need for residential accommodation from certain households within the broader area. Or it may suggest a preference for stays of longer periods than is currently permitted by the conditions on the sites.

A number of stakeholders working within and across the East Sussex area thought there was a need for more transit provision in the study area. However, no stakeholder expressed the view that this should necessarily be in the form of an additional formal transit site. For example, a representative of Friends, Families & Travellers (FFT) stated that if the needs of households currently residing on unauthorised encampments in the area were accommodated on suitable 'regularised' short-stay provision, and unmet residential need residing on transit provision is met, existing provision in Lewes and Brighton & Hove may provide the capacity necessary to accommodate future short-stay requirements. There was a suggestion by a number of stakeholders that the study area would benefit from having a number of areas of land designated as 'authorised stopping places' that people could be directed to when encampments arose.

Expressed needs of Gypsies and Travellers in response to the survey

Chapter 11 highlights the expressed intentions of households residing on the Bridies Tan transit site and unauthorised encampments across the area at the time of the survey. Two of the residents on the transit site were looking to move from the site imminently but were looking for residential accommodation in the Wealden area (see paragraph 11.17). One of the respondents on the transit site was looking to continue residing on short-stay accommodation in the area (see paragraph 11.19). As discussed previously, the households who had used unauthorised encampments had been on the encampments for lengthy periods of time.

- 13.6 In order to offer quantification for the need for transit provision, the presence of unauthorised encampments is often used as an indicative proxy; however, as above, we need to acknowledge the difficulties involved in assessing transit need. Similar to the approach used to identify residential need, the sections that follow provide an overview of the methodology we have used for calculating transit need. This approach has been utilised in other GTAAs.

Households involved in unauthorised encampments

Findings: Information provided by the local authorities and East Sussex County Council indicates that over a three year period (2011-2013) there was an average of:

- Eastbourne – 2 encampments - average of 6 caravans per encampment – total of 12 caravans
- Hastings – 2 encampments - average of 5 caravans per encampment – total of 10 caravans
- Lewes – 6 encampments - average of 4 caravans per encampment - total of 24 caravans
- Rother – 2 encampments - average of 5 caravans per encampment – total of 10 caravans
- Wealden – 5 encampments - an average of 6 caravans per encampment – total of 30 caravans

The survey of Gypsies and Travellers showed an average of 1 caravan per household. Please note that the information contained here does not relate to Brighton & Hove, as they form part of a separate report.

Assumptions:

- Assume that a number of these households occupy multiple encampments throughout the calendar year. This assumption is consistent with other GTAA's that have been carried out and avoids a possible overstatement of requirements due to double counting the same households.
- From conversations with stakeholders we assume this is the case in 25% of encampments. The number of vehicles/trailers should therefore be moderated down by 25% to account for these repeat encampments.

Calculation:

75% of households involved in encampments.

- **Eastbourne** – 75% of 12 households = **9 households** involved in unauthorised encampments per year
- **Hastings** – 75% of 10 households = **8 households** involved in unauthorised encampments per year
- **Lewes** – 75% of 24 households = **18 households** involved in unauthorised encampments per year
- **Rother** – 75% of 10 households = **8 households** involved in unauthorised encampments per year
- **Wealden** – 75% of 30 households = **23 households** involved in unauthorised encampments per year

Need for transit pitches from unauthorised encampments

Lewes

Finding:

- According to the survey, nine out of the 11 households (82%) interviewed in Lewes on unauthorised encampments were looking for residential accommodation of some form in the study area.

Assumptions:

- 82% of encampments requiring residential accommodation reflects the unique long standing nature of the encampments in Lewes.
- Assume that the other households (18%) would need to be accommodated by transit provision

Calculation:

18% of households involved in unauthorised encampments = 18% of 18 households = **3 households/pitches**

Eastbourne, Hastings, Rother and Wealden

Findings:

- This assessment has not found any need for residential accommodation from households on unauthorised encampments in these areas.

Assumptions:

- A nil residential need is assumed.
- Assume that 100% of encampments require transit accommodation.

Calculation:

100% of households involved in unauthorised encampments.

- Eastbourne – 100% of **9 households** = **9 households pitches**
- Hastings – 100% of **8 households** = **8 households/pitches**
- Rother – 100% of **8 households** = **8 households/pitches**
- Wealden – 100% of **23 households** = **23 households/pitches**

- 13.7 This indicates that the study area can expect to see an estimated **51 households** requiring short-stay accommodation during one calendar year. As highlighted above, accurate and incontrovertible numeration of requirements for the provision of transit accommodation are difficult to provide, particularly given the issues that local authorities have raised in relation to the need to improve their monitoring of unauthorised encampments and transit households. We therefore offer four scenarios³¹ to illustrate potential transit requirements.

Scenario 1: the 51 households travel to the East Sussex study area over the full calendar year (i.e. 12 months) and require/need authorised short-stay accommodation for a consecutive 12 week period. This equates to 12.75 households requiring transit provision every quarter. In order to accommodate 12.75 households there would be a minimum requirement of 13 transit pitches (this would accommodate 52 households over the period).

Scenario 2: the 51 households travel to the East Sussex study area over the full calendar year (i.e. 12 months) and require/need authorised short-stay accommodation for a consecutive four week period. This equates to 4.25 households requiring transit provision for each month. In order to accommodate 4.25 households per month there would be a minimum requirement of five transit pitches (this would accommodate 60 households over the period).

Scenario 3: the 51 households travel to the East Sussex study area over the summer period (i.e. six months/April-October) and require/need authorised short-stay accommodation for a consecutive 12week period. This equates to 25.5 households requiring transit provision for each three month period of those six months. In

³¹ We assume that each household travelling to the area is allowed only a single stay over the calendar year.

order to accommodate 25.5 households there would be a minimum requirement of 26 transit pitches (this would accommodate 52 households over the period).

Scenario 4: the 51 households travel to the East Sussex study area over the summer period (i.e. six months/April-October) and require/need authorised short-stay accommodation for a consecutive four week period. This equates to 8.5 households requiring transit provision every four weeks during those six months. In order to accommodate 8.5 households there would be a minimum requirement of nine transit pitches (this would accommodate 54 households over the period).

- 11.8 The scenarios outlined above suggest that transit need could fall within a range of five to 26 pitches. However, we feel that Scenarios 1 and 2 are more reflective of current patterns given that data suggests that the existing transit site is used all year round rather than just during the summer months. As such, transit need would fall within a range of five to 13 pitches. It needs to be recognised that, while we offer these scenarios, in reality, length of stay is unpredictable. We cannot use the short duration of unauthorised encampments as a proxy given that unauthorised encampments are not a secure and regularised form of accommodation. Consequently, people are more likely to stay for shorter periods given the lack of facilities and also the threat of enforcement action. Given that the current conditions on the Bridies Tan transit site indicate a maximum stay of 12 weeks, as things currently stand Scenario 1 offers a provisional 'best fit' scenario, suggesting a need for a minimum of 13 transit pitches across the study area. As highlighted previously, there are currently nine transit pitches provided by the Bridies Tan transit site. Taking into account the average occupancy level of this site (39%), this suggests that there would be five pitches actually available for use on Bridies Tan. As such, this suggests a need for an additional eight transit pitches across the study area.
- 11.9 Given the wide geographical spread of recorded encampments and the fact that existing transit provision for the whole area is located in a single authority (Lewes), it is difficult to provide definitive information in relation to where this additional transit need should be provided. However, from exploring the data available and from consultations with stakeholders, it appears that provision on one single site is not suitable to accommodate all short-stay need across the study area. This may be due to:
- the location of the current site;
 - perceptions of the site by potential users;
 - disinclination of mixing between differing groups (family and ethnic) due to potential tensions; and
 - the motivations for travelling/residing in an area (i.e. work, family and holiday).
- 11.10 Furthermore, although transit need could be met by the creation of 'hard' purpose-made pitches/sites, it is recommended that consideration is given to the need for 'soft' transit provision (i.e. designated/temporary stopping places). For example, we are aware of a local authority that has utilised 'accepted encampments' in designated areas, providing refuse collection and toilets on these encampments. While there were no formal licensing arrangements, residents were expected to follow a particular code of conduct while stopping on the designated area. 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 sometimes favoured by Gypsy and

Traveller households. It will be up to the respective authorities to work together to decide the most appropriate means of addressing additional transit provision through joint working through the Duty to Cooperate.

14. Concluding comments

- 14.1 At the time of the assessment, the residential provision was concentrated within one particular local authority area – Wealden (with the exception of a transit site and two small private sites within Lewes). The need identified in this assessment therefore reflects the current provision given that it has primarily identified need where it arises. More specifically, there is a need to accommodate **42 households** in **Wealden** over the 2013/14 - 2027/28 period (66 households if taking this up to 2037/38); **8 households** within the **South Downs National Park** area of Lewes; and **5 households** within the **Lewes** planning authority. While no numeric need was identified within Eastbourne and Hastings, a lack of sites was identified by some of the housed respondents in these areas as the reason for moving into bricks and mortar accommodation in the first place. The potential issue of suppressed need should therefore be monitored, as site-based accommodation need may arise in the future from existing bricks and mortar residents.
- 14.2 While this assessment was required to disaggregate the figures between the Lewes planning authority and the South Downs National Park authority, it must be noted that in terms of existing site management and liaison with Gypsy and Traveller households, the responsibility lies with Lewes District Council and East Sussex County Council. Furthermore, the disaggregation that has occurred – unless a specific need was identified during the Gypsy and Traveller survey – reflects the requirement to apportion need between the two planning authorities and an agreed method of apportionment based on the location of unauthorised encampments. However, Gypsies and Travellers themselves, when visiting Lewes, do not necessarily choose a location based on an understanding of the difference between the two planning authorities. The response to this matter (i.e. the allocation of potential sites to meet this need) should be a subject which is discussed as a Duty to Co-operate issue.
- 14.3 While household concealment and formation appeared to be small, this should be monitored as there were a number of older children across the sample, who will be of an age for household formation in the next period.
- 14.4 There appears to be a nil need from Travelling Showpeople households, particularly through consultation with the Showman’s Guild of Great Britain. However, it should be noted that Travelling Showpeople remain distinct from Gypsies and Travellers and further work may need to be undertaken to accurately understand their accommodation needs.
- 14.5 Although the pitch requirements over the 2013/14-2017/18 period is based on the best information available at the time of the study, pitch requirements for the period up to 2027/28 (and beyond for Lewes and Wealden) are based on household growth figures. It is therefore recommended that this assessment of accommodation need is repeated in due course (circa 5 years) to ensure this assessment remains as accurate as possible.
- 14.6 The long term accommodation needs arising from Gypsy and Traveller households in bricks and mortar accommodation continue to be largely unknown. This assessment has successfully included a large proportion of this group, but the estimated population sizes in this report represent the best estimates based on the available information and pragmatic working assumptions as detailed in Chapter 8.

- 14.7 Requirements for the provision of transit accommodation are difficult to quantify. However, as highlighted in Chapter 13, the continued incidence of unauthorised encampments across the study area – albeit in relatively small numbers - suggests a need to consider whether the existing provision can accommodate the different types of visitors (in terms of family and ethnic groups, but also in terms of reasons for visiting e.g. holiday, work, etc.), particularly given that there is only one site to cover a large geographical area. This assessment has suggested a provisional need for an additional eight transit pitches across the study area. Consideration should therefore be given to the identification of additional sites or designated areas that could be used on a short-term basis for transit provision. However, there is a need for all authorities to undertake more robust and consistent monitoring of households stopping on the existing transit provision and on unauthorised encampments in order to be able to more accurately assess future transit requirements. Furthermore, while for a number of authorities (Eastbourne, Hastings and Wealden), the assessment did not identify any residential need arising from unauthorised encampments, this should be monitored as such need may arise in the future.
- 14.8 Finally, it is imperative that progress is made to address the needs identified in this assessment. If no or little progress is made in meeting the accommodation needs of Gypsies and Travellers it is likely that this would result in:
- A continuation, and possible increase, in suppressed need from people living in bricks and mortar accommodation;
 - A continuation, and possible increase, in the number of unauthorised encampments; and
 - A continuation, and possible increase, in the occurrence of unauthorised developments. It is likely that these would stimulate long processes of enforcement, appeals and inquiries. This could also lead to development of sites in inappropriate areas, without the necessary planning considerations.
- 14.9 The implications of the issues raised above are that:
- New households which are forming will not be able to locate in appropriate accommodation. As highlighted above, this could result in new households resorting to stopping on unauthorised encampments or being forced to take up bricks and mortar accommodation;
 - The legal and other costs of accommodating or removing unauthorised sites will continue and may increase;
 - There may be greater conflict between the settled and Gypsy and Traveller populations as a result of unauthorised encampments and unauthorised developments in inappropriate areas; and
 - The Councils fail to meet the requirements of both the Housing Act 2004 and national planning policy, which outline the requirement for plans to be developed in order to meet the accommodation needs of Gypsies and Travellers.
- 14.10 Engaging with a broad array of partners will be essential in order to move Gypsy, Traveller and Travelling Showpeople accommodation provision forward. Effective partnership working should be developed with:

- Internal staff and departments within the local authority to ensure a joined-up approach;
- Elected Members;
- Neighbouring local authorities;
- Homes and Communities Agency;
- Key stakeholders including health, education and training, the Police and residential social landlords;
- Gypsies, Travellers and Travelling Showpeople; and,
- The general public more widely.

Only via effective partnership working can the accommodation needs identified here be addressed and have the best opportunity for long-term success.

14.11 Addressing the accommodation needs of Gypsies, Travellers and Travelling Showpeople is the shortest and quickest route to helping to ensure positive outcomes for members of this population. Research has shown that a lack of suitable accommodation and poor conditions is related to poor educational and health as well as being at the root of ill feeling between the non-Traveller community and Gypsies and Travellers. In addition, addressing accommodation need will, in the short and long-term, reduce the costs of maintaining the process that surrounds unauthorised encampments and developments. Permanent solutions will offer the best chance for positive outcomes for all concerned and create a platform where greater engagement and cohesion can be fostered and developed.

Appendix 1: Assessment methods

Draft practice guidance for local authorities undertaking Gypsy and Traveller Accommodation Assessments (GTAAs) was released by the ODPM (now DCLG) 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 GTAAs 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 document 'Planning for traveller sites' (CLG, 2012) has removed 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 three distinct stages. Each of these stages is described in more detail below.

- Stage One: Collation and review of existing secondary information
- Stage Two: Consultation with key Stakeholders
- Stage three: Consultation with Gypsies, Travellers and Travelling Showpeople

Stage One: Collation and review of existing secondary information

This first stage comprised a review of the available literature and secondary sources available in relation to Gypsy and Traveller communities. This provided an historical, social and political overview to the situation of Gypsies and Travellers in the study areas. 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 authorities and East Sussex County Council
- The previous GTAA

- Census 2011

Stage Two: Consultation with key stakeholders

The analysis and review of existing information was supported by engagement and consultation with a 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: Eastbourne, Hastings, Lewes, Rother and Wealden Councils, East Sussex County Council, the South Downs National Park Authority, West Sussex County Council, NHS, the Police, Sussex Travellers Action Group (STAG), the Showmen's Guild of Great Britain and Friends, Families and Travellers (FFT).

Stage Three: Consultation with Gypsies, Travellers and Travelling Showpeople

One of the most important aspects of the assessment was consulting with local Gypsies, Travellers and Travelling Showpeople. The fieldwork took place over a five week period starting on 15th February 2014. 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, Travellers and Travelling Showpeople is discussed below under three sections: sampling strategy and response rates; questionnaire design; and fieldwork and interviewers.

Sampling and response rates

Sampling Gypsy, Traveller and Travelling Showpeople households for GTAAAs is always problematic given the absence of accurate information concerning the size and location of these communities. As such, the sampling technique for this assessment was purposive rather than purely random, and differed depending upon the particular accommodation type currently inhabited by Gypsies, Travellers and Travelling Showpeople in the study area.³² The strategy adopted was as follows:

- The local authorities and East Sussex County Council provided information on each socially rented site (both residential and transit), private authorised site and unauthorised development across the study area. The Community Interviewers (see section below on *Fieldwork and interviewers*) were asked to visit every site and provide the opportunity for all households to take part in the assessment. This included making multiple visits to those sites where households were absent at the time of the visit.
- For households on unauthorised encampments, officers from each local authority were asked to inform the fieldwork team when and where encampments occurred during the fieldwork period. There were only two encampments during the study period; these were both long standing encampments within Lewes.

³² 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.

- 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 as part of the assessment (i.e. on site-based accommodation); contacts of the Gypsy and Traveller Community Interviewers on the fieldwork team; and snowball sampling where one respondent in housing recommended engaging with similar households.

A total of 185 households were involved in the assessment. Overall, we believe that the findings for the assessment are based on reliable information from accommodation types within the study area.

Questionnaire design

The interviews utilised a structured questionnaire whereby questions were routed according to the appropriate accommodation type. The 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

Fieldwork and interviewers

The involvement of Gypsy and Traveller Community Interviewers was of crucial importance to engaging as effectively as possible with the local Gypsy and Traveller population. In total, two members of the Gypsy and Traveller community were involved in the assessment as Community Interviewers. These interviewers have worked with the University of Salford team on GTAA's since 2006. They are of Romany Gypsy background and live outside the study area. The Community Interviewers were 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 and appropriate feedback was given to the interviewers. 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.