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**Epping Forest District Council  
Gypsy, Traveller and Travelling  
Showpeople  
Accommodation Assessment**

Need Summary Report

September 2017



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# 1. Introduction

- 1.1 The primary objective of this Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust revised assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Epping Forest District for the period 2016-2033.
- 1.2 The primary reason for completing the update was the publication of a revised version of Planning Policy for Traveller Sites (PPTS) in August 2015. This included a change to the definition of Travellers for planning purposes. The key change that was made was the removal of the term persons...who have ceased to travel permanently, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a GTAA (see Paragraph 1.7 for the full definition).
- 1.3 The study will provide an evidence base to enable the Council to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, the National Planning Policy Framework (NPPF) 2012, Planning Practice Guidance (PPG) 2014, Planning Policy for Traveller Sites (PPTS) 2015, and the Housing and Planning Act 2016. It also provides the evidence base which underwrites the Gypsy and Traveller Accommodation Policy of the Epping Forest Local Plan 2011-2033.
- 1.4 The Epping Forest GTAA is part of a wider study that covers the whole of Essex, together with Southend-on-Sea and Thurrock. The study across all 14 local authorities has been completed following the same methodology and has the same baseline date. Due to the complexity of the wider Essex study, whilst the data processing and analysis has been completed, the overall reports have not been completed. Therefore the purpose of this Need Summary is to provide the Council with a summary of the levels of need for Epping Forest for the period 2016-2033, as well as for the Local Plan period from 2011-2033.
- 1.5 It is anticipated that the final reporting framework for the wider Essex GTAA will comprise an Essex GTAA Methodology Report; individual GTAA Need Summary Reports for each of the 14 local authorities; and an Essex GTAA Summary Report that will bring together all over the final outcomes from each local authority and provide figures for Essex as a whole, as well as providing strategic recommendations on issues such as transit need.
- 1.6 The baseline date for the study is **September 2016**.

## The Planning Definition in PPTS

- 1.7 For the purposes of the planning system, the definition was changed in the revised PPTS. The new definition is set out in Annex 1 and states that:

*For the purposes of this planning policy “gypsies and travellers” means:*

*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, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

*In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*

- a) Whether they previously led a nomadic habit of life.*
- b) The reasons for ceasing their nomadic habit of life.*
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

*For the purposes of this planning policy, “travelling showpeople” means:*

*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, but excludes Gypsies and Travellers as defined above.*

(Planning Policy for Traveller Sites, Department for Communities and Local Government (DCLG), August 2015)

- 1.8 The key change that was made to both definitions was the removal of the term *persons...who have ceased to travel permanently*, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a GTAA.

## Definition of Travelling

- 1.9 One of the most important questions that GTAAs will need to address in terms of applying the planning definition is *what constitutes travelling?* This has been determined through case law that has tested the meaning of the term ‘nomadic’.
- 1.10 **R v South Hams District Council (1994)** – defined Gypsies as “*persons who wander or travel for the purpose of making or seeking their livelihood (not persons who travel from place to place without any connection between their movements and their means of livelihood.)*” This includes ‘born’ Gypsies and Travellers as well as ‘elective’ Travellers such as New Age Travellers.
- 1.11 In **Maidstone BC v Secretary of State for the Environment and Dunn (2006)**, it was held that a Romany Gypsy who bred horses and travelled to horse fairs at Appleby, Stow-in-the-Wold and the New Forest, where he bought and sold horses, and who remained away from his permanent site for up to two months of the year, at least partly in connection with this traditional Gypsy activity, was entitled to be accorded Gypsy status.
- 1.12 In **Greenwich LBC v Powell (1989)**, Lord Bridge of Harwich stated that a person could be a statutory Gypsy if he led a nomadic way of life *only seasonally*.
- 1.13 The definition was widened further by the decision in **R v Shropshire CC ex p Bungay (1990)**. The case concerned a Gypsy family that had not travelled for some 15 years in order to care for its elderly and infirm parents. An aggrieved resident living in the area of the family’s recently approved Gypsy site sought judicial review of the local authority’s decision to accept that the family had retained their Gypsy status even though they had not travelled for some considerable time. Dismissing the claim, the judge held that a person could remain a Gypsy even if he or she did not travel, provided that their nomadism was held in abeyance and not abandoned.

- 1.14 That point was revisited in the case of **Hearne v National Assembly for Wales (1999)**, where a traditional Gypsy was held not to be a Gypsy for the purposes of planning law as he had stated that he intended to abandon his nomadic habit of life, lived in a permanent dwelling and was taking a course that led to permanent employment.
- 1.15 **Wrexham County Borough Council v National Assembly of Wales and Others (2003)** determined that households and individuals could continue to lead a nomadic way of life with a permanent base from which they set out from and return to.
- 1.16 The implication of these rulings in terms of applying the planning definition is that it will **only include those who travel (or have ceased to travel temporarily) for work purposes and in doing so stay away from their usual place of residence**. It can include those who have a permanent site or place of residence, but that it will not include those who travel for purposes other than work – such as visiting horse fairs and visiting friends or relatives. It will **not cover** those who commute to work daily from a permanent place of residence.
- 1.17 It will also be the case that a household where some family members travel for nomadic purposes on a regular basis, but where other family members stay at home to look after children in education, or other dependents with health problems etc. the household unit would be defined as travelling under the planning definition.
- 1.18 Households will also fall under the planning definition if they can demonstrate that they have ceased to travel temporarily as a result of their own or their family's or dependants' educational or health needs or old age. In order to have ceased to travel temporarily these households will need to demonstrate that they have travelled in the past for work purposes. In addition households may also have to demonstrate that they plan to travel again in the future for work purposes.
- 1.19 This approach was endorsed by a Planning Inspector in a Decision Notice for an appeal in East Hertfordshire that was published in December 2016 (Appeal Ref: APP/J1915/W/16/3145267). A summary can be seen below.

*Case law, including the R v South Hams District Council ex parte Gibb (1994) judgment referred to me at the hearing, despite its reference to 'purposive activities including work' also refers to a connection between the travelling and the means of livelihood, that is, an economic purpose. In this regard, there is no economic purpose... This situation is no different from that of many landlords and property investors or indeed anyone travelling to work in a fixed, pre-arranged location. In this regard there is not an essential connection between wandering and work... Whilst there does appear to be some connection between the travel and the work in this regard, it seems to me that these periods of travel for economic purposes are very short, amounting to an extremely small proportion of his time and income. Furthermore, the work is not carried out in a nomadic manner because it seems likely that it is done by appointment... I conclude, therefore, that XX does not meet the definition of a gypsy and traveller in terms of planning policy because there is insufficient evidence that he is currently a person of a nomadic habit of life.*

## 2. Methodology

### Background

- 2.1 Over the past 10 years, ORS has continually refined a methodology for undertaking robust and defensible GTAAs. This has been updated in light of the introduction of the PPG in 2014, changes to PPTS in 2015 and the Housing and Planning Act (2016), as well as responding to changes set out by Planning Ministers, with particular reference to new household formation rates. This is an evolving methodology that has been adaptive to changes in planning policy as well as the outcomes of Local Plan Examinations and Planning Appeals.
- 2.2 PPTS (2015) contains a number of requirements for local authorities which must be addressed in any methodology. This includes the need to pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves); identification of permanent and transit site accommodation needs separately; working collaboratively with neighbouring local planning authorities; and establishing whether households fall within the planning definition for Gypsies, Travellers and Travelling Showpeople.
- 2.3 The approach currently used by ORS was considered in April 2016 by the Planning Inspector for the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy who concluded:

*'The methodology behind this assessment included undertaking a full demographic study of all occupied pitches, interviewing Gypsy and Traveller households, including those living in bricks and mortar accommodation, and considering the implications of the new Government policy. On the evidence before me, I am satisfied that the assessment has been appropriately carried out, and there is no reason for me to dispute the figures.'*

- 2.4 The stages of the methodology that was used to complete this study are set out below. More information on each stage will be provided in the full Methodology Report for the Essex Planning Officers Group.

### Desk-Based Review

- 2.5 ORS collated a range of secondary data that was used to support the study. This included:
- » Census data.
  - » Site records.
  - » Caravan counts.
  - » Records of unauthorised sites/encampments.
  - » Information on planning applications/appeals.
  - » Existing Needs Assessments and other relevant local studies.
  - » Existing national and local policy.



## Survey of Travelling Communities

- <sup>2.6</sup> Through the desk-based research, ORS sought to identify all authorised and unauthorised sites and yards in the study area and attempted to complete an interview with the residents on all occupied pitches and plots. In order to gather robust information to use to assess households against the planning definition of a Traveller multiple visits were made to households where it was not possible to conduct an interview because they were not in or not available.
- <sup>2.7</sup> Our experience suggests that an attempt to interview households on all pitches is more robust, as opposed to a sample based approach which often leads to an under-estimate of need - an approach which is regularly challenged by the Planning Inspectorate in Local Plan Examinations and through planning appeals.
- <sup>2.8</sup> ORS worked closely with the Council to ensure that the interviews collected all the necessary information to support the study. The household interview questions that were used have been updated to take account of PPTS (2015) and to collect the information ORS feel is necessary to apply the planning definition. All pitches and plots were visited by members of ORS' team of experienced interviewers who work on GTAA studies across England and Wales. They conducted semi-structured interviews with residents to determine their current demographic characteristics, their current or future accommodation needs, whether there is any over-crowding or the presence of concealed households and travelling characteristics. Interviewers also sought to identify contacts living in bricks and mortar to interview, as well as an overall assessment of each site to determine any opportunities for intensification or expansion to meet future needs. They also sought information from residents on the type of pitches they may require in the future – for example private or socially rented, together with any features they may wish to be provided on a new pitch or site.
- <sup>2.9</sup> Where it was not possible to undertake an interview, staff sought to capture as much information as possible about the residents on each pitch or plot from sources including neighbouring residents and site management (if present).

## Timing of the Fieldwork

- <sup>2.10</sup> ORS are fully aware of the transient nature of many travelling communities and subsequent seasonal variations in site and yard occupancy. As such the majority of the fieldwork was undertaken during the non-travelling season, and also avoided days of known local or national events. Fieldwork was completed between May and August 2016.

## Engagement with Bricks and Mortar Households

- <sup>2.11</sup> The 2011 Census recorded just 32 households in Epping Forest living in a house or a flat who identified as Gypsies or Irish Travellers. ORS apply a rigorous approach to making contact with bricks and mortar households as this is a common issue raised at Local Plan examinations and planning appeals. Contacts were sought through a range of sources including the interviews with people on existing sites and yards, intelligence from the Council, information from housing registers and other local knowledge from stakeholders, and adverts on social media (including the Friends Families and Travellers Facebook group). Through this approach we endeavoured to do everything within our means to give households living in bricks and mortar the opportunity to make their views known to us.

- <sup>2.12</sup> As a rule we do not extrapolate the findings from our fieldwork with bricks and mortar households up to the total estimated bricks and mortar population as a whole as in our experience this leads to a significant over-estimate of the number of households wishing to move to a site or a yard. We work on the assumption that all those wishing to move will make their views known to us based on the wide range of publicity we will put in place. Thus we are seeking to shift the burden of responsibility on to those living in bricks and mortar through demonstrating rigorous efforts to make them aware of the study.

## Calculating Current and Future Need

- <sup>2.13</sup> To identify need, PPTS (2015) requires an assessment for current and future pitch requirements, but does not provide a methodology for this. However, as with any housing assessment, the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue is to compare the supply of pitches available for occupation with the current and future needs of the population.

## Supply of Pitches

- <sup>2.14</sup> The first stage of the assessment sought to determine the number of occupied, vacant and potentially available supply in the study area:
- » Current vacant pitches.
  - » Pitches currently with planning consent due to be developed within 5 years.
  - » Pitches vacated by people moving to housing.
  - » Pitches vacated by people moving from the study area (out-migration).
- <sup>2.15</sup> It is important when seeking to identify supply from vacant pitches that they are in fact available for general occupation – i.e. on a public or social rented site, or on a private site that is run on a commercial basis with anyone being able to rent a pitch if they are available. Typically vacant pitches on small private family sites are not included as components of available supply, but can be used to meet any current and future need from the family living on the site.

## Current Need

- <sup>2.16</sup> The second stage was to identify components of current need. It is important to address issues of double counting – for example concealed or doubled-up households may also be on the waiting list, as may households in bricks and mortar. Current need is made up of the following:
- » Households on unauthorised developments for which planning permission is not expected.
  - » Households on unauthorised encampments for which planning permission is not expected.
  - » Concealed, doubled-up or over-crowded households (including single adults).
  - » Households in bricks and mortar wishing to move to sites.
  - » Households in need on waiting lists for public sites.
  - » Future Need

- 2.17 The final stage was to identify components of future need. This includes the following four components:
- » Teenage children in need of a pitch of their own in the next 5 years.
  - » Households living on sites with temporary planning permission.
  - » New household formation.
  - » In-migration.
- 2.18 Household formation rates are often the subject of challenge at appeals or examinations. We agree with the position now being taken by DCLG and firmly believe that any household formation rates should use a robust local evidence base where household interviews have been completed, rather than simply relying on precedent.
- 2.19 All of these components of supply and need are presented in easy to understand tables which identify the overall net need for current and future accommodation for both Gypsies and Travellers, and for Travelling Showpeople. This has proven to be a robust model for identifying needs. The residential and transit pitch needs for Gypsies and Travellers are identified separately and the needs are identified to 2033.

## Pitch Turnover

- 2.20 Some assessments of need by other companies make use of pitch turnover as an ongoing component of supply. ORS do not agree with this approach or about making any assumptions about annual turnover rates. This is an approach that usually ends up with a significant under-estimate of need as in the majority of cases vacant pitches on sites are not available to meet any additional need. The use of pitch turnover has been the subject of a number of Inspectors' Decisions, for example APP/J3720/A/13/2208767 found a GTAA to be unsound when using pitch turnover and concluded:

*West Oxfordshire Council relies on a GTAA published in 2013. This identifies an immediate need for 6 additional pitches. However the GTAA methodology treats pitch turnover as a component of supply. This is only the case if there is net outward migration yet no such scenario is apparent in West Oxfordshire. Based on the evidence before me I consider the underlying criticism of the GTAA to be justified and that unmet need is likely to be higher than that in the findings in the GTAA.*

- 2.21 In addition a GTAA Best Practice Guide was produced in June 2016 by a number of organisations including Friends, Families and Travellers, the London Gypsy and Traveller Unit, the York Travellers Trust, the Derbyshire Gypsy Liaison Group, Garden Court Chambers and Leeds GATE concluded that:

*Assessments involving any form of pitch turnover in their supply relies upon making assumptions; a practice best avoided. Turnover is naturally very difficult to assess accurately and in practice does not contribute meaningfully to additional supply so should be very carefully assessed in line with local trends. Mainstream housing assessments are not based on the assumption that turnover within the existing stock can provide for general housing needs.*

- 2.22 As such, other than current vacant pitches on sites that are known to be available, or pitches that are known to become vacant identified during the household interviews, pitch turnover has not been considered as a component of supply in this GTAA.

## Transit Provision

<sup>2.23</sup> PPTS also requires an assessment of the need for any transit sites or stopping places. While the majority of Gypsies and Travellers have permanent bases either on Gypsy and Traveller sites or in bricks and mortar and no longer travel, other members of the community either travel permanently or for part of the year. Due to the mobile nature of the population, a range of sites or management approaches can be developed to accommodate Gypsies and Travellers as they move through different areas.

- » Transit sites
- » Temporary/Emergency stopping places
- » Temporary (seasonal) sites
- » Negotiated Stopping Agreements

<sup>2.24</sup> In order to investigate the potential need for transit provision when undertaking work to support the study, ORS sought to undertake analysis on an Essex-wide basis of any local records of unauthorised sites and encampments (including Direction to Leave Notices), as well as information from the CLG Traveller Caravan Count. The outcomes of the interviews with Council Officers, Officers from neighbouring local authorities and other stakeholders that were undertaken during the previous GTAA were also taken into consideration when determining this element of need in the study area.

## 3. Planning Definition

<sup>3.1</sup> The primary change introduced by PPTS (2015) in relation to the assessment of need was the change in the definition of a Gypsy, Traveller or Travelling Showperson for planning purposes. Through the site interviews ORS has collected information necessary to assess each household against the planning definition. Since PPTS (2015) was issued only a small number of relevant planning appeal decisions have been issued by the Planning Inspectorate on how the planning definition should be applied – these support the view that households need to be able to demonstrate that they travel for work purposes to meet the planning definition, and stay away from their usual place of residence when doing so. See Paragraph 1.19 for a recent example.

### Applying the Planning Definition

<sup>3.2</sup> The household survey included a structured section of questions to record information about the travelling characteristics of household members. This included questions on the following key issues:

- » Whether any household members have travelled in the past 12 months.
- » Whether household members have ever travelled.
- » The main reasons for travelling.
- » Where household members travelled to.
- » The times of the year that household members travelled.
- » Where household members stay when they are away travelling.
- » When household members stopped travelling.
- » The reasons why household members stopped travelling.
- » Whether household members intend to travel again in the future.
- » When and the reasons why household members plan to travel again in the future.

<sup>3.3</sup> When the household survey was completed the outcomes from these questions on travelling were used to determine the status of each household against the planning definition in PPTS (2015). Through a combination of responses households need to provide sufficient information to demonstrate that household members travel for work purposes and in doing so stay away from their usual place of residence, or that they have ceased to travel temporarily due to education, ill health or old age, and plan to travel again for work purposes in the future. The same definition applies to Travelling Showpeople as to Gypsies and Travellers.

<sup>3.4</sup> Households that need to be considered in the GTAA fall under one of 3 classifications that will determine whether their housing needs will need to be assessed in the GTAA. Only those households that meet, or may meet, the planning definition will form the components of need to be included in the GTAA:

- » Households that travel under the planning definition.
- » Households that have ceased to travel temporarily under the planning definition.

- » Households where an interview was not possible who may fall under the planning definition.

3.5 Only those households that meet, or may meet, the planning definition will form the components of need to be included in the GTAA. Whilst the needs of those households that do not meet the planning definition do not need to be included in the GTAA, they have been assessed to provide the Council with information on components of need to be addressed as part of a SHMA or HEDNA for example.

### Unknown Households

3.6 As well as calculating need for households that meet the planning definition, the needs of the households where an interview was not completed (either due to refusal to be interviewed or households that were not present during the fieldwork period – despite repeated visits) need to be assessed as part of the GTAA where they are believed to be ethnic Gypsies and Travellers who may meet the planning definition. Whilst there is no law or guidance that sets out how the needs of these households should be addressed, an approach has been taken that applies an estimate of potential need from these households. This will be a maximum additional need figure over and above the need identified for households that do meet the planning definition.

3.7 The estimate seeks to identify potential current and future need from pitches known to be temporary or unauthorised, and through new household formation. For the latter the national rate of 1.50%<sup>1</sup> has been used as the demographics of residents are unknown. This approach is also consistent with the outcomes of a recent Planning Appeal where access to a site was not possible but basic information was known about the number of households residing there. (Planning Inspectorate Ref: APP/Z6950/A/14/2212012).

3.8 ORS are of the opinion that it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not households where an interview was not completed meet the planning definition based on the outcomes of households where an interview was completed.

3.9 However, data that has been collected from over 2,000 household interviews that have been completed by ORS since the changes to PPTS in 2015 suggests that overall approximately 10% of households who have been interviewed meet the planning definition. This would suggest that it is likely that only a small proportion of the potential need identified from unknown households will need conditioned<sup>2</sup> Gypsy and Traveller pitches, and that the needs of the majority from unknown households will need to be addressed through a SHMA or HEDNA.

3.10 The Council will need to carefully consider how to address the needs associated with unknown Travellers in Local Plan policies as it is unlikely that all of these will have a need that should be addressed through the provision of conditioned Gypsy or Traveller pitches. In terms of Local Plan policies the Council could consider the use of a criteria-based policy (as suggested in PPTS (2015) Paragraph 11) for any unknown households that do provide evidence that they meet the planning definition, and also take into account the NPPF.

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<sup>1</sup> See Paragraph 5.8.

<sup>2</sup> Pitches with planning conditions restricting occupation to Gypsies or Travellers.

<sup>3.11</sup> How the ORS methodology addresses need from unknown households was supported by the Planning Inspector for a recent Local Plan Examination in Maldon, Essex. In his Report that was published on 29th June 2017 he concluded:

**150. The Council's stance is that any need arising from 'unknowns' should be a matter left to the planning application process. Modifications to Policy H6 have been put forward by the Council setting out criteria for such a purpose, which I consider further below. To my mind, that is an appropriate approach. While there remains a possibility that up to 10 further pitches may be needed, that cannot be said to represent identified need. It would be unreasonable to demand that the Plan provide for needs that have not been established to exist. That being said, MM242h is nonetheless necessary in this regard. It commits the Council to a review of the Plan if future reviews of the GTAA reveal the necessity for land allocations to provide for presently 'unknown' needs. For effectiveness, I have altered this modification from the version put forward by the Council by replacing the word "may" with "will" in relation to undertaking the review committed to. I have also replaced "the Plan" with "Policy H6" – the whole Plan need not be reviewed.**

### Households that do not meet the Planning Definition

<sup>3.12</sup> Households who do not travel or have ceased to travel permanently now fall outside the planning definition of a Traveller. However Romany Gypsies and Irish and Scottish Travellers may be able to demonstrate a right to culturally appropriate accommodation under the Equality Act (2010). In addition provisions set out in the Housing and Planning Act (2016) now include a duty (under Section 8 of the 1985 Housing Act that covers the requirement for a periodical review of housing needs) for local authorities to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed, or places on inland waterways where houseboats can be moored. Draft Guidance<sup>3</sup> related to this section of the Act has been published setting out how the government would want local housing authorities to undertake this assessment and it is the same as the GTAA assessment process. The implication is therefore that the housing needs of any Gypsy and Traveller households who do not meet the planning definition of a Traveller will need to be assessed as part of the wider housing needs of the area, for example through the SHMA or HEDNA process, and will form a subset of the wider need arising from households residing in caravans.

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<sup>3</sup> "Draft guidance to local housing authorities on the periodical review of housing needs for caravans and houseboats." (March 2016)

## 4. Survey of Travellers

### Interviews with Gypsies, Travellers and Travelling Showpeople

- 4.1 One of the major components of this study was a detailed survey of the Gypsy, Traveller and Travelling Showpeople population living in Epping Forest.
- 4.2 Through the desk-based research ORS identified 1 public site (16 pitches), 39 private sites (109 pitches), 8 sites with temporary permission (15 pitches); 7 unauthorised sites (7 pitches); and 1 unauthorised pitch on a private site. In addition 1 Travelling Showpeople yard was identified (9 plots).
- 4.3 Interviews were completed between May and August 2016. Up to 3 attempts were made to interview each household where they were not present when interviewers visited. The table below sets out the number of interviews that were completed and the reasons why interviews were not able to be completed.

**Figure 1 – Gypsy and Traveller sites visited in Epping Forest**

Site/Yard Status	Pitches/Plots	Interviews	Reasons for not completing interviews
<b>Public Sites</b>			
Hop Gardens, Toothill	16	4	12 x non-Travellers
<b>Private Sites</b>			
Carrisbrook	1	0	1 x no contact possible
Downshoppitt	4	3	1 x refusal
Green Acres	1	1	-
Greenleaves	15	4	5 x pitches not there, 4 x vacant pitches, 2 x no contact possible
Hallmead Nursery	4	0	4 x no contact possible
Holmsfield Nursery	8	2	Owner refused access to other pitches
Horsemanside Farm	4	0	4 x refusals
Hosanna Lodge	1	0	1 x refusal
James Mead, Waltham Road	2	0	2 x no contact possible
Longmead, Mill Lane	1	0	1 x no contact possible
Mamelons Farmyard, Waltham Road	14	1	Owner refused access to other pitches
Moss Nursery	5	1	4 x no contact possible
Oakwood, Tylers Cross Nursery	1	1	-
Peartree Corner, Tylers Cross Nursery	3	2	1 x pitch not set out
Plot 1, Silverwood Close	1	0	1 x vacant pitch
Plot 2, Moores Estate	1	0	1 x pitch not set out
Plot 2, Silverwood Close	1	0	1 x no contact possible
Plot 3 & 4, Silverwood Close	2	0	2 x vacant pitches
Plot 3, Moores Estate	1	0	1 x pitch not set out
Plot 3A, Moores Estate	2	1	1 x pitch not set out



Plot 4, Moores Estate	1	0	1 x pitch not set out
Plot 5, Moores Estate	3	1	2 x pitch not set out
Plot 5, Silverwood Close	1	1	-
Plot 6, Silverwood Close	1	1	-
Plot 7, Silverwood Close	1	1	-
Plot 8, Silverwood Close	1	0	1 x pitch not set out
Pond View	1	0	1 x no contact possible
Richards Farm (aka Southall)	3	3	-
Rose Nursery (La Rosa Nursery)	1	0	1 x no contact possible
Rosewood, Tylers Cross Nursery	3	3	-
Shannons, Tylers Cross Nursery	1	0	1 x no contact possible
Silverwood Yard, Tylers Cross Nursery	1	0	1 x no contact possible
Small Meadow, Weald Hall Lane	1	1	-
Springfield, Tylers Cross Nursery	2	0	2 x non-Travellers
Springfields, off Church Road	1	0	1 x no contact possible
Stoneshott View	1	0	1 x no contact possible
The Dales	1	1	-
Tomary	12	1	Owner refused access to other pitches
Woodside	1	0	1 x no contact possible
<b>Temporary Sites</b>			
Ashview, Hamlet Hill, Roydon	1	0	1 x no contact possible
Auburnville	1	0	1 x no contact possible
Devoncot	2	0	1 x no contact possible
Haslingfield, Meadgate Road	2	0	1 x no contact possible
Rose Farm	1	1	-
38 Roydon Lodge, Chalet Estate, Roydon	1	0	1 x no contact possible
Sedge Gate Nursery, Sedge Green, Nazeing	4	0	4 x no contact possible
Sons Nursery	3	0	3 x no contact possible
<b>Tolerated Sites</b>			
None	-	-	-
<b>Unauthorised Sites/Pitches</b>			
Sunnyside, Nazeing	2	2	-
Green Acres	1	1	-
5 & 6 Roydon Lodge	2	0	2 x no contact possible
21a Roydon Lodge	1	0	1 x no contact possible
Steers Pigstye	1	0	1 x no contact possible
Valley View	1	0	1 x no contact possible
<b>Travelling Showpeople Yards</b>			
Land at Moreton Sand & Gravel Pit	9	1	8 x no contact possible
<b>TOTAL</b>	<b>157</b>	<b>38</b>	

## Efforts to contact bricks and mortar households

- 4.4 ORS applied a rigorous approach to making contact with bricks and mortar households as this is a common issue raised at Local Plan examinations and planning appeals. Contacts were sought through a range of sources including the interviews with people on existing sites and yards, intelligence from the Council and local housing providers, and adverts on social media (including the Friends Families and Travellers Facebook group), as well as writing to households on waiting lists for public sites.
- 4.5 At the time of concluding this report no contacts had been identified to interview (although a number of letters were sent by Registered Providers inviting known Gypsy and Traveller to contact ORS if they had any current or future accommodation needs).

## 5. Current and Future Pitch Provision

- <sup>5.1</sup> This section focuses on the additional pitch provision which is needed in Epping Forest currently and to 2033. This includes both current unmet need and need which is likely to arise in the future. This time period allows for robust forecasts of the requirements for future provision, based upon the evidence contained within this study and also secondary data sources. Whilst the difficulty in making accurate assessments beyond 5 years has been highlighted in previous studies completed by ORS, the approach taken in this study to estimate new household formation has been accepted by Planning Inspectors as the most appropriate methodology to use.
- <sup>5.2</sup> We would note that this section is based upon a combination of the on-site surveys, planning records and discussions with Officers from the Council. In many cases, the survey data is not used in isolation, but instead is used to validate information from planning records or other sources.
- <sup>5.3</sup> This section includes an assessment of the total additional provision which is required in the area and the need for any transit sites and/or emergency stopping place provision.

### New Household Formation Rates

- <sup>5.4</sup> Nationally, a household formation and growth rate of 3.00% net per annum has been commonly assumed and widely used in local Gypsy and Traveller assessments, even though there is no statistical evidence of households growing so quickly. The result has been to inflate both national and local requirements for additional pitches unrealistically. In this context, ORS has prepared a *Technical Note on Household Formation and Growth Rates (August 2015)*. The main conclusions are set out below and the full document can be found in **Appendix B**.
- <sup>5.5</sup> Those seeking to provide evidence of high annual net household growth rates for Gypsies and Travellers have sometimes sought to rely on increases in the number of caravans, as reflected in caravan counts. However, caravan count data is unreliable and erratic – so the only robust way to project future population and household growth is through demographic analysis.
- <sup>5.6</sup> The Technical Note concludes that in fact, the growth in the national Gypsy and Traveller population may be as low as 1.25% per annum – much less than the 3.00% per annum often assumed, but still greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence that net Gypsy and Traveller population and household growth rates are above 2.00% per annum nationally.
- <sup>5.7</sup> The often assumed 3.00% per annum net household growth rate is unrealistic and would require clear statistical evidence before being used for planning purposes. In practice, the best available evidence supports a national net household growth rate of 1.50% per annum for Gypsies and Travellers. This view has been supported by Planning Inspectors in a number of Decision Notices. The most recent was in relation to an appeal in Doncaster that was issued in November 2016 (Ref:

APP/F4410/W/15/3133490) where the agent acting on behalf of the appellant claimed that a rate closer to 3.00% should be used. The Inspector concluded:

*In assessing need account also needs to be taken of likely household growth over the coming years. In determining an annual household growth rate the Council relies on the work of Opinions Research Services (ORS), part of Swansea University. ORS's research considers migration, population profiles, births & fertility rates, death rates, household size data and household dissolution rates to determine average household growth rates for gypsies and travellers. The findings indicate that the average annual growth rate is in the order of 1.5% but that a 2.5% figure could be used if local data suggest a relatively youthful population. As the Council has found a strong correlation between Doncaster's gypsy and traveller population age profile and the national picture, a 1.5% annual household growth rate has been used in its 2016 GTANA. Given the rigour of ORS's research and the Council's application of its findings to the local area I accept that a 1.5% figure is justified in the case of Doncaster.*

- 5.8 In addition, the Technical Note has recently been accepted as a robust academic evidence base and has been published by the Social Research Association in its journal Social Research Practice. The overall purpose of the journal is to encourage and promote high standards of social research for public benefit. It aims to encourage methodological development by giving practitioners the space and the incentive to share their knowledge – see link below.

<http://the-sra.org.uk/journal-social-research-practice/>

- 5.9 ORS assessments take full account of the net local household growth rate per annum for each local authority, calculated on the basis of demographic evidence from the site surveys, and the 'baseline' includes all current authorised households, all households identified as in current need (including concealed households, movement from bricks and mortar and those on waiting lists not currently living on a pitch or plot), as well as households living on tolerated unauthorised pitches or plots who are not included as current need. The assessments of future need also take account of modelling projections based on birth and death rates, and in-/out-migration.
- 5.10 Overall, the household growth rate used for the assessment of future needs has been informed by local evidence. This demographic evidence has been used to adjust the national growth rate of 1.50% up or down based on the proportion of those aged under 18 in each local authority (by planning status).
- 5.11 In certain circumstances where the numbers of households and children are low it may not be appropriate to apply a percentage rate for new household formation. In these cases a judgement will be made on likely new household formation based on the age and gender of the children.
- 5.12 In Epping Forest for Gypsies and Travellers that meet the planning definition a rate of 1.90% has been used as there was a higher proportion (46%) of children and teenagers aged under 18; for unknown Gypsies and Travellers the ORS national rate of 1.50% has been used; and for Gypsies and Travellers who do not meet the planning definition a rate of 1.10% has been used as there was a lower proportion (27%) of children and teenagers aged under 18.

## Breakdown by 5 Year Bands

- 5.13 In addition to tables which set out the overall need for Gypsies, Travellers and Travelling Showpeople, the overall need has also been broken down by 5 year bands as required by PPTS

(2015). The way that this is calculated is by including all current need (from unauthorised pitches, pitches with temporary planning permission, concealed and doubled-up households, and net movement from bricks and mortar) in the first 5 years. In addition the total net new household formation is split across the 5 year bands based on the rate of growth that was applied – as opposed to being spread evenly.

## Applying the Planning Definition

- 5.14 The outcomes from the questions in the household survey on travelling were used to determine the status of each household against the planning definition in PPTS. This assessment was based on the verbal responses to the questions given to interviewers as it is understood that oral evidence is capable of being sufficient when determining whether households meet the planning definition. Only those households that meet the planning definition, in that they stated during the interview that they travel for work purposes, and stay away from their usual place of residence when doing so – or that they have ceased to travel temporarily due to education, ill health or old age, form the components of need that will form the baseline of need in the GTAA. Households where an interview was not completed who **may** meet the planning definition have also been included as a potential additional component of need from unknown households.

## Planning Status of Households

- 5.15 Information that was sought from households where an interview was completed allowed each household to be assessed against the planning definition of a Traveller. This included information on whether households have ever travelled; why they have stopped travelling; the reasons that they travel; and whether they plan to travel again in the future. Figure 2 overleaf sets out the planning status of households in Epping Forest.
- 5.16 Figure 2 shows that for Gypsies and Travellers 15 households meet the planning definition of a Traveller as they were able to demonstrate that they travel for work purposes and stay away from their usual place of residence, or have ceased to travel temporarily. A total of 21 Gypsy and Traveller households and 2 Travelling Showpeople households did not meet the planning definition as they were not able to provide information that they travel away from their usual place of residence for the purpose of work, or that they have ceased to travel temporarily due to children in education, ill health or old age. Some did travel for cultural reasons, or to visit relatives or friends, and others had ceased to travel permanently – these households did not meet the planning definition.
- 5.17 The number of households on each site where an interview was not possible are recorded as unknown. The reasons for this included households that refused to be interviewed and households that were not present during the fieldwork period – despite up to 3 visits.

**Figure 2 – Planning status of households in Epping Forest**

Site/Yard Status	Meet Planning Definition	Unknown	Do Not Meet Planning Definition	TOTAL <sup>4</sup>
Public Sites	0	0	3	<b>3</b>
Private Sites	11	58	18	<b>87</b>

<sup>4</sup> This is lower than the total number of pitches that were identified due to pitches that were vacant, unimplemented or not occupied by ethnic Gypsies and Travellers.

Temporary Sites	1	14	0	<b>15</b>
Unauthorised Sites/Pitches	3	5	0	<b>8</b>
Travelling Showpeople	0	8	2	<b>10</b>
<b>TOTAL</b>	<b>15</b>	<b>85</b>	<b>23</b>	<b>123</b>

## Bricks and Mortar Interviews

- 5.18 Despite all the efforts that were made it was not possible to complete any interviews with Gypsy and Traveller households living in bricks and mortar in Epping Forest as none were identified through the fieldwork, adverts that were placed, or discussions with Council Officers. In addition no households are known to have approached the Council during the GTAA study period seeking a site and none have declared themselves homeless. Given that no one came forward during the study period, it is fair to conclude that no allowance should be made for bricks and mortar households because none have identified themselves as being in need.

## Pitch Needs – Gypsies and Travellers that meet the Planning Definition

- 5.19 There were 15 Gypsy and Traveller households in Epping Forest that were interviewed that meet the planning definition.
- 5.20 Total need for **24 additional pitches** has been identified from households that meet the planning definition. This is made up of 3 unauthorised pitches, 1 temporary pitch, 3 concealed or doubled-up households or adults, 8 teenage children in need of a pitch of their own in the next 5 years and 10 through new household formation. This uses a rate of 1.90% based on the demographics of the households. This is offset by supply of 1 pitch on the public site in the first 5 years of the GTAA.

Figure 3 – Additional need for households in Epping Forest that meet the Planning Definition (2016-2033)

Gypsies and Travellers - Meeting Planning Definition	Pitches
<b>Supply of Pitches</b>	
Additional supply from vacant public and private pitches	0
Additional supply from pitches on new sites	0
Pitches to be vacated by households moving to bricks and mortar	0
Pitches to be vacated by households moving to another area	1
<b>Total Supply</b>	<b>1</b>
<b>Current Need</b>	
Households on unauthorised developments	3
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	3
Movement from bricks and mortar	0
Households on waiting lists for public sites	0
<b>Total Current Need</b>	<b>6</b>
<b>Future Need</b>	
5 year need from older teenage children	8
Households on sites with temporary planning permission	1
In-migration	0
New household formation (Household base 26 and formation rate 1.90% )	10
<b>Total Future Needs</b>	<b>19</b>

<b>Net Pitch Total = (Current and Future Need – Total Supply)</b>	<b>24</b>
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Figure 4 – Additional need for households in Epping Forest that meet the Planning Definition by 5 year periods

Years	0-5	6-10	11-15	16-17	Total
	2016-21	2021-26	2026-31	2031-33	
	16	3	3	2	<b>24</b>

## Pitch Needs – Unknown Gypsies and Travellers

- 5.21 Whilst it was not possible to determine the planning status of a total of 77 households as they either refused to be interviewed, or were not on site at the time of the fieldwork, the needs of these households still need to be recognised by the GTAA as they are believed to be ethnic Gypsies and Travellers and *may* meet the planning definition.
- 5.22 ORS are of the opinion that it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not households where an interview was not completed meet the planning definition based on the outcomes of households in that local authority where an interview was completed.
- 5.23 However data that has been collected from over 2,000 household interviews that have been completed by ORS since the changes to PPTS in 2015 suggests that nationally approximately 10% of households that have been interviewed meet the planning definition.
- 5.24 This would suggest that it is likely that only a small proportion of the potential need identified from these households will need conditioned Gypsy and Traveller pitches, and that the needs of the majority will need to be addressed through other means such as the SHMA or HEDNA.
- 5.25 Should further information be made available to the Council that will allow for the planning definition to be applied to the unknown households, the overall level of need could rise by up to 5 from unauthorised pitches, by up to 14 from temporary pitches, and by up to 22 from new household formation (this uses a base of the 77 household and a net growth rate of 1.50%<sup>5</sup>). Therefore additional need *could* increase by up to a further 41 pitches, plus any concealed households or 5 year need arising from older teenagers living in these households (if all unknown pitches are deemed to meet the planning definition). However, as an illustration, if the ORS national average of 10% were to be applied this could be as few as 4 additional pitches.
- 5.26 In addition during the fieldwork it was found that 12 of the 16 pitches on the public site at Hop Gardens did not appear to be occupied by ethnic Gypsies or Travellers. It is known that one of these pitches is occupied by an employee of Essex County Council who is the Site Manager. The assessment of need currently excludes these 12 households. Should it be found that the pitches are in fact occupied by Gypsies or Travellers need from unknown households could rise by up to a further 4 pitches.
- 5.27 Tables setting out the components of need for unknown households can be found in **Appendix A**.

<sup>5</sup> The ORS *Technical Note on Population and Household Growth (2015)* has identified a national growth rate of 1.50% for Gypsies and Travellers which has been applied in the absence of further demographic information about these households.

## Waiting List

- 5.28 There is 1 public site in Epping Forest. At the time of reporting information was still being processed by Essex County Council regarding the households on the waiting lists for these sites. This will help to identify how many households are currently living on one of the sites; how many are living in bricks and mortar in Epping Forest; how many are living on other sites in Epping Forest; how many are living on sites outside of Epping Forest; and how many are living in bricks and mortar outside of Epping Forest.
- 5.29 Should any households wish to be considered for a tenancy on the public site they may have to provide information on their travelling patterns during the pitch allocation process.

## Pitch Needs - Gypsies and Travellers that do not meet the Planning Definition

- 5.30 It is not now a requirement for a GTAA to include an assessment of need for households that do not meet the planning definition. However this assessment is included for illustrative purposes and to provide the Council with information on levels of need that will have to be addressed through the SHMA or HEDNA and through separate Local Plan policies.
- 5.31 On this basis, it is evident that whilst the needs of the 21 households who do not meet the planning definition will represent only a very small proportion of the overall housing need, the Council will still need to ensure that arrangements are in place to properly address these needs – especially as many identified as Romany Gypsies or Irish Travellers and may claim that the Council should meet their housing needs through culturally appropriate housing.
- 5.32 Total need for 4 additional pitches has been identified from households that do not meet the planning definition. This is made up of 4 from new household formation. This uses a rate of 1.10% based on the demographics of the households.
- 5.33 A summary of this need for households that do not meet the planning definition can also be found in **Appendix A**.

## Plot Needs – Travelling Showpeople

- 5.34 There was 1 Travelling Showpeople yard identified in Epping Forest. Whilst it was only possible to interview 1 household (that did not meet the planning definition or have any current or future accommodation needs), it was identified during the interview that the yard is becoming overcrowded as families expand and that more plots for Travelling Showpeople are needed in the area.

## Transit Requirements

- 5.35 When determining the potential need for transit provision the assessment has looked at data from the DCLG Traveller Caravan Count, the outcomes of the stakeholder interviews and local records on numbers of unauthorised encampments, and the potential wider issues related to changes made to PPTS in 2015.

## DCLG Traveller Caravan Count

- 5.36 Whilst it is considered to be a comprehensive national dataset on numbers of authorised and unauthorised caravans across England, it is acknowledged that the Traveller Caravan Count is a



count of caravans and not households or pitches/plots. It also does not record the reasons for unauthorised caravans. This makes it very difficult to interpret in relation to assessing future need because it does not count pitches or resident households. The count is also only a twice yearly (January and July) 'snapshot in time' conducted by local authorities on a specific day, and any caravans on unauthorised sites or encampments which occur on other dates are not recorded. Likewise any caravans that are away from sites on the day of the count are not included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the assessment of future transit provision. It does however provide valuable historic and trend data on whether there are instances of unauthorised caravans in local authority areas.

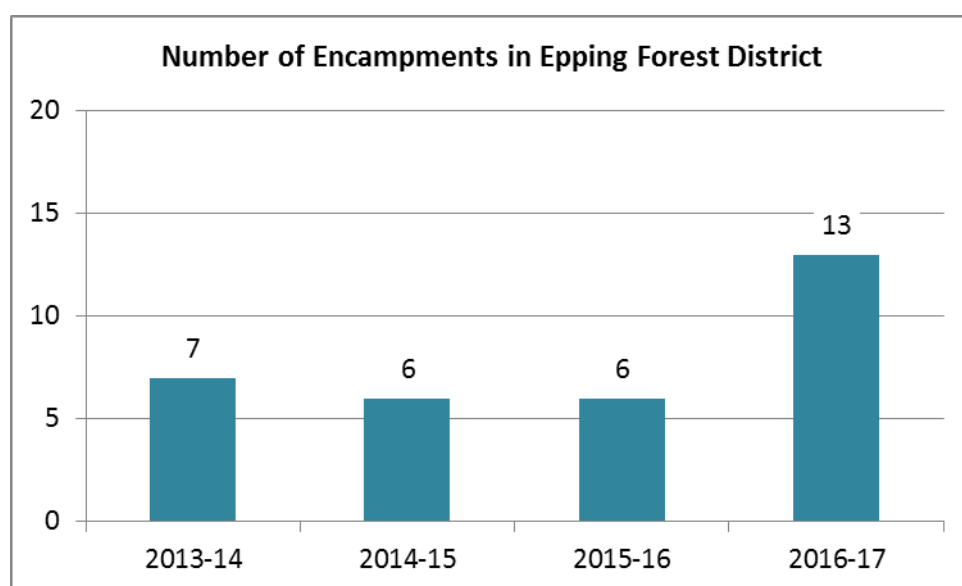
5.37 Data from the Traveller Caravan Count shows that there have been no non-tolerated<sup>6</sup> unauthorised caravans on land not owned by Travellers recorded in Epping Forest in recent years. It also indicates that there are a number of non-tolerated caravans on land owned by Travellers.

## Local Intelligence

5.38 Information from the stakeholder interviews that were completed for the previous GTAA that was published in 2014 also confirmed that there are usually small numbers of unauthorised encampments on land not owned by Travellers, and that they were not considered to be a frequent occurrence.

5.39 Data collated by the Essex County Traveller Unit (ECTU) sets out the total number of unauthorised encampments recorded in each local authority in Essex, together with Southend-on-Sea and Thurrock. However the data does not break down the numbers by months of the year; by whether the incursions were on public or private land; the number of caravans and vehicles; or any information regarding the occupiers that could be used to determine repeat incursions by the same family groups. This data is not detailed enough to determine current or future levels of transit need.

5.40 However as an illustration information collated by ECTU has recorded a total of 32 unauthorised encampments in Epping Forest between 2012 and 2016.



<sup>6</sup> Examples of a site which would be classified as 'Not Tolerated' are where: A planning enforcement notice has been served (including Temporary Stop Notices); The results of a planning enquiry are pending; An injunction has been sought; and the compliance period has been extended.

- 5.41 Discussions have been held with Officers from ECTU and they have confirmed that analysis of ‘Direction to Leave Notices’ may provide a more robust appraisal of current and future transit needs. They have advised that up to 90% of reported encampments have resulted in notices being issued in recent years, and that each of these notices contains information such as the family name, number of caravans and vehicle registration details. From this information ORS believe that they would be able establish with a higher degree of certainty, the number of transit sites or stopping places required throughout Essex.

### Potential Implications of PPTS (2015)

- 5.42 It has been suggested by a number of organisations and individuals representing the Travelling Community that there will need to be an increase in transit provision across the country as a result of changes to PPTS (2015) leading to more households travelling seeking to meet the planning definition. This may well be the case but it will take some time for any changes to become apparent. As such the use of historic evidence to make an assessment of future transit need is not recommended at this time. Any recommendation for future transit provision will need to make use of a robust post-PPTS (2015) evidence base and there has not been sufficient time yet for this to be developed.

### Transit Recommendations

- 5.43 Whilst there is historic evidence to suggest the need for some form of transit provision in Epping Forest (and Essex), it is not recommended that any should be provided at this point in time as the robustness of the data which could indicate this is not considered to be sufficient. It is recommended that the situation relating to levels of unauthorised encampments should continue to be monitored whilst any potential changes associated with PPTS (2015) develop, and also to allow detailed analysis of Decision to Leave Notices on an Essex-wide basis. Epping Forest Council is therefore recommended to engage, through the Duty to Cooperate, with the other Essex authorities in the future to ensure this work on transit sites can be completed.
- 5.44 As well as information on the size and duration of the encampments, the monitoring should also seek to gather information from residents on the reasons for their stay in Epping Forest; whether they have a permanent base or where they have travelled from; and whether they have any need or preference to settle permanently in Epping Forest; and whether their travelling is a result of changes to PPTS (2015). This information could be collected as part of a Welfare Assessment (or equivalent).
- 5.45 A review of the evidence base relating to unauthorised encampments, including the monitoring referred to above and analysis of Decision to Leave Notices should be undertaken over the next 12 months. This will establish whether there is a need for investment in any formal transit sites or emergency stopping places, where this provision needs to be located, or whether a managed approach is preferable.
- 5.46 In the short-term the Council should consider the use of existing management arrangements for dealing with unauthorised encampments and could also consider the use of Negotiated Stopping Agreements, as opposed to taking forward an infrastructure-based approach.
- 5.47 The term ‘negotiated stopping’ is used to describe agreed short term provision for Gypsy and Traveller caravans. It does not describe permanent ‘built’ transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets.

Agreements are made between the authority and the (temporary) residents regarding expectations on both sides.

- <sup>5.48</sup> Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold water supply; portaloos; sewerage disposal point and refuse disposal facilities.

## 6. Conclusions

- <sup>6.1</sup> This study provides a robust evidence base to enable the Council to assess and meet the needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, the National Planning Policy Framework (NPPF) 2012, Planning Practice Guidance (PPG) 2014, PPTS (2015), and the Housing and Planning Act 2016. It also provides the evidence base which can be used to support Local Plan policies and development management.

### Gypsies and Travellers

- <sup>6.2</sup> In summary there is a need for **24 additional pitches** in Epping Forest over the GTAA period from 2016 to 2033 for Gypsy and Traveller households that meet the planning definition; a need for up to 41 additional pitches for Gypsy and Traveller households that may meet the planning definition – although if the ORS national average of 10% were to be applied this could be as few as 4 additional pitches; and a need for 4 additional pitches for Gypsy and Traveller households who do not meet the planning definition.

### Travelling Showpeople

- <sup>6.3</sup> Only one interview was completed with a Travelling Showperson in Epping Forest. Whilst the household does not meet the planning definition or have any current or future accommodation needs, the interview did identify that the other 8 plots at the yard were becoming over-crowded and that additional plots will be needed to meet the needs of expanding families.

### Transit Provision

- <sup>6.4</sup> Whilst there is historic evidence to suggest the need for some form of transit provision in Epping Forest (and Essex), it is not recommended that any should be provided at this point in time as the robustness of the data which could indicate this is not considered to be sufficient. It is recommended that the situation relating to levels of unauthorised encampments should continue to be monitored whilst any potential changes associated with PPTS (2015) develop, and also to allow detailed analysis of 'Decision to Leave Notices' on an Essex-wide basis. Epping Forest Council is therefore recommended to engage, through the Duty to Cooperate, with the other Essex authorities in the future to ensure this work on Transit Sites can be completed. This will establish whether there is a need for investment in more formal transit sites or emergency stopping places.
- <sup>6.5</sup> In the short-term the Council should consider the use of short-term toleration or negotiated stopping agreements to deal with any encampments, as opposed to taking forward an infrastructure-based approach.

### Summary of Need to be Addressed

- <sup>6.6</sup> Taking into consideration all of the elements of need that have been assessed, together with the assumptions on the proportion of unknown households that are likely to meet the planning

definition, the table below sets out the likely number of pitches and plots that will need to be addressed either as a result of the GTAA, or through the SHMA or HEDNA.

- 6.7 Total need from Gypsy and Traveller households that meet the planning definition, from unknown households, and from households that do not meet the planning definition is for 69 additional pitches. The table below breaks need down by the GTAA and SHMA/HEDNA by taking 10% (the ORS national average for Gypsies and Travellers) of need from unknown households and adding this to the need from households that meet the planning definition, and by adding the remaining 90% of need from unknown households to the need from households that do not meet the planning definition.

Figure 5 – Breakdown of need to be addressed for Gypsies and Travellers in Epping Forest (2016-2033)

Status	GTAA	SHMA or HEDNA	TOTAL
Meet Planning Definition (incl. 10% of unknowns)	28 (24+4)	0	28
Not meeting Planning Definition (incl. 90% of unknowns)	0	41 (4+37)	41
<b>TOTAL</b>	<b>28</b>	<b>41</b>	<b>69</b>

### Epping Forest Local Plan 2011-2033

- 6.8 The new Epping Forest Local Plan is scheduled to run from 2011 to 2033. Therefore, while this GTAA has a base date of September 2016, it does not cover the period 2011-2016. In the period 2011-2016 a total of 16 additional permanent pitches were completed in Epping Forest.
- 6.9 It is appropriate to add the 16 completed permanent pitches to the identified need for a further 24 pitches for the GTAA period 2016-2033 because if the 16 pitches had not been delivered then the need would have been 16 pitches higher in 2016. Therefore, the total identified need for pitches in Epping Forest over the Local Plan period of 2011-2033 is 40 pitches. This leaves a total of 24 pitches to be identified over the remainder of the plan period for households that meet the planning definition; up to 41 pitches for unknown households; and 4 pitches for households that do not meet the planning definition.

Figure 6 – Need adjusted for the Epping Forest Local Plan Period 2011-2033

Local Plan Need 2011-2033	Pitches
Number of pitches required 2011-2033	40
Completions 2011-2016	16
<b>Remaining requirement to be identified</b>	<b>24</b>

Figure 7 – Need adjusted for the Epping Forest Local Plan Period by 5 year periods

Years	0-5	6-10	11-15	16-20	20-22	Total <sup>7</sup>
	2011-16	2016-21	2021-26	2026-31	2031-33	
Meet Planning Definition	16	16	3	3	2	24
Unknown	-	25	6	7	3	41
Do not meet Planning Definition	-	1	1	2	0	4
<b>TOTAL</b>		<b>42</b>	<b>10</b>	<b>12</b>	<b>5</b>	<b>69</b>

<sup>7</sup> Excluding the 16 pitches delivered between 2011-16.

## Appendix A – Need from unknown and households that do not meet the Planning Definition

Figure 8 - Additional need for unknown Gypsy and Traveller households in Epping Forest (2016-2033)

<b>Gypsies and Travellers – Unknown</b>	<b>Pitches</b>
<b>Supply of Plots</b>	
Additional supply from vacant public and private pitches	0
Additional supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
<b>Total Supply</b>	<b>0</b>
<b>Current Need</b>	
Households on unauthorised developments	5
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	0
Movement from bricks and mortar	0
Households on waiting lists for public sites	0
<b>Total Current Need</b>	<b>5</b>
<b>Future Need</b>	
5 year need from older teenage children	0
Households on sites with temporary planning permission	14
In-migration	0
New household formation (Household base 77 and formation rate of 1.50%)	22
<b>Total Future Needs</b>	<b>36</b>
<b>Net Pitch Total = (Current and Future Need – Total Supply)</b>	<b>41</b>

Figure 9 - Additional need for unknown Gypsy and Traveller households in Epping Forest by 5 year periods

<b>Years</b>	<b>0-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16-17</b>	
	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2031-33</b>	<b>Total</b>
	25	6	7	3	<b>41</b>

Figure 10 - Additional need for Gypsy and Traveller households in Epping Forest that do not meet the Planning Definition (2016-2033)

Gypsies and Travellers – Not Meeting Planning Definition	Pitches
<b>Supply of Pitches</b>	
Additional supply from vacant public and private pitches	0
Additional supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
<b>Total Supply</b>	<b>0</b>
<b>Current Need</b>	
Households on unauthorised developments	0
Households on unauthorised encampments	0
Concealed households/Doubling-up/Over-crowding	0
Movement from bricks and mortar	0
Households on waiting lists for public sites	0
<b>Total Current Need</b>	<b>0</b>
<b>Future Need</b>	
5 year need from older teenage children	0
Households on sites with temporary planning permission	0
In-migration	0
New household formation	4
<i>(Household base 21 and formation rate 1.10%)</i>	
<b>Total Future Needs</b>	<b>4</b>
<b>Net Pitch Total = (Current and Future Need – Total Supply)</b>	<b>4</b>

Figure 11 - Additional need for Gypsy and Traveller households in Epping Forest that do not meet the Planning Definition by 5 year periods

Years	0-5	6-10	11-15	16-17	
	2016-21	2021-26	2026-31	2031-33	Total
	1	1	2	0	<b>4</b>

# Appendix B – ORS Technical Note on Household Formation and Growth Rates