



BATH AND NORTH EAST SOMERSET GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT



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1. Introduction

The Survey

- 1.1 Opinion Research Services (ORS) were commissioned by Bath and North East Somerset (BANES) to undertake a Gypsy and Traveller Accommodation Assessment.
- 1.2 The main objective of this study was to provide the Councils with robust, defensible and up to date evidence about the accommodation needs of Gypsies and Travellers in BANES during the period until 2027 in five year sections covering 2012-2017, 2017-2022 and 2022-2027. The results were further extended to cover the anticipated period of the BANES Local Plan of 2014-2029. It also required the identification of whether any extra site provision should be on public or private sites, and whether or not there is any need to plan for the provision of transit sites or emergency stopping places.
- 1.3 The study also seeks to highlight how Government planning guidance for Gypsy and Traveller sites will impact upon the planning and housing strategies employed by the local authority.
- 1.4 We would note at the outset that the study also includes the needs of New Travellers and Showmen, but for short hand ease of use we have referred to the study as a Gypsy and Traveller Accommodation Assessment.
- 1.5 This document is the main report and summarises the key findings of the study, in particular where they relate to existing policies or have implications for future policy decisions across BANES.

Legislation and Guidance for Gypsies and Travellers

- 1.6 Decision making for policy concerning Gypsies & Travellers and Showmen sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. For example, the following pieces of legislation and guidance are relevant when constructing policies relating to Gypsies & Travellers and Showmen:
 - Planning Policy for Traveller Sites 2012;
 - National Planning Policy Framework 2012;
 - Gypsy and Traveller Accommodation Needs Assessments Guidance October 2007
 - Environmental Protection Act 1990 for statutory nuisance provisions;
 - The Human Rights Act 1998, when making decisions and welfare assessments;
 - The Town and Country Planning Act 1990 (as subsequently amended);
 - Homelessness Legislation and Allocation Policies;
 - Criminal Justice and Public Order Act 1994 (sections 61, 62);
 - Anti-social behaviour Act 2003 (both as victims and perpetrators of anti-social behaviour);
 - Planning and Compulsory Purchase Act 2004;

- Housing Act 2004 which requires local housing authorities to assess the accommodation needs of Gypsies & Travellers and Showmen as part of their housing needs assessments. This study complies with this element of government guidance ;
 - Housing Act 1996 in respect of homelessness.
- 1.7 The Criminal Justice and Public Order Act 1994 (Sections 61, 62) is particularly important with regard to the issue of planning for Gypsy and Traveller site provision. This repealed the duty of local authorities to provide appropriate accommodation for Gypsies and Travellers. However, Circular 1/94 did support maintaining existing sites and stated that appropriate future site provision should be considered.
- 1.8 The previous Labour Government guidance focused on increasing site provision for Gypsies and Travellers and encouraging local authorities to have a more inclusive approach to Gypsies and Travellers within their housing needs plans. The Housing Act 2004 required local authorities to identify the need for Gypsy and Traveller sites, alongside the need for other types of housing, when conducting Housing Needs Surveys. Therefore all local authorities were required to undertake accommodation assessments for Gypsies and Travellers either as a separate study such as this one, or as part of their main Housing Needs Assessment.
- 1.9 Local authorities were encouraged rather than compelled to provide new Gypsy and Traveller sites by central government. Circular 1/06 'Planning for Gypsy and Traveller Caravan Sites', released by the DCLG in January 2006, replaced Circular 1/94 and suggested that the provision of authorised sites should be encouraged so that the number of unauthorised sites would be reduced.
- 1.10 The Coalition Government announced that the previous government's thinking contained in Planning for Gypsy and Traveller Caravan Sites (Circular 01/06) was to be repealed, along with the Regional Spatial Strategies which were used to allocate pitch provision to local authorities. This happened in 2012 with the publication of the CLG document 'Planning Policy for Traveller Sites' in March 2012.

Planning Policy for Traveller Sites

- 1.11 The document 'Planning Policy for Traveller Sites' sets out the direction of government policy. Among other objectives, the new policy's aims in respect of Traveller sites are (Planning Policy for Traveller Sites Page 1-2) :
- 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.

^{1.12} In practice the document states that (Planning Policy for Traveller Sites Page 3):

‘Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities.

Local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years eleven to fifteen
- 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)
- 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
- protect local amenity and environment.

^{1.13} A key element to the new policies is a continuation of previous government policies. This is that, while local authorities now have a duty to ensure a 5 year land supply to meet the identified needs for Traveller sites, if no need is identified they should set criteria based policies to assess potential sites which may arise in the future. Planning Policy for Traveller Sites notes on Page 3-4 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.

^{1.14} Therefore, criteria based planning policies sit at the heart of the new guidance, irrespective of whether need is identified or not.

Tackling Inequalities for Gypsy and Traveller Communities

^{1.15} In April 2012 the government issued a further document relating to Gypsies and Travellers in the form of ‘Progress report by the ministerial working group on tackling inequalities experienced by Gypsies and Travellers (CLG April 2012)’.

- 1.16 This report contains 28 commitments to help improve the circumstances and outcomes for Gypsies and Travellers across a range of areas including (Page 6) :
- Identifying ways of raising educational aspirations and attainment of Gypsy, Roma and Traveller children
 - Identifying ways to improve health outcomes for Gypsies and Travellers within the proposed new structures of the NHS.
 - Encouraging appropriate site provision; building on £60m Traveller Pitch Funding and New Homes Bonus incentives.
 - Tackling hate crime against Gypsies and Travellers and improving their interaction with the criminal justice system.
 - Improving knowledge of how Gypsies and Travellers engage with services that provide a gateway to work opportunities and working with the financial services industry to improve access to financial products and services.
 - Sharing good practice in engagement between Gypsies and Travellers and public service providers.

Funding for New Sites

- 1.17 The new Coalition Government policies also involve financial incentives for new pitch provision in the form of the New Homes Bonus. Gypsy & Traveller and Showmen sites receive a New Homes Bonus of 6 times the Council Tax plus £1,800 per pitch provided. This is the equivalent of around £10,000-£15,000 per pitch.
- 1.18 Direct grant funding is also available for Gypsy and Traveller sites. The Homes and Communities Agency (HCA) took over delivery of the Gypsy and Traveller Sites grant programme from CLG in April 2009. Since then they have invested £16.3m in 26 schemes across the country providing 88 new or additional pitches and 179 improved pitches.
- 1.19 HCA have now confirmed allocations for £47m of future funding which will support 71 projects around the country, for the provision of new Gypsy and Traveller sites and new pitches on existing sites, as well as the improvement of existing pitches. As of January 2012 a further £12.1m of funding was available for scheme outside of London and bidding will remain open until all the money is allocated.

Research Methodology

- 1.20 The research methodology for identifying the housing needs of Gypsies and Travellers adopted in this report was largely based upon face to face interviews with Gypsies and Travellers across BANES. We sought to undertake a census of Gypsy and Traveller households in September and October 2012. Interviews were attempted with every known Gypsy and Traveller household present during this time period and 21 interviews were achieved in total on-site.
- 1.21 This survey had a number of objectives. One objective was to analyse the provision of services on existing sites to assess if more, or improved, service provision was required within the existing sites. Another main objective was to view travelling patterns and likely future household formation to analyse the future need for extra site provision.

- 1.22 The evidence from the household survey was then tied to available sources of secondary data on the trends in the Gypsy and Traveller population of BANES.
- 1.23 This study also included extensive stakeholder engagement with council officers from BANES and neighbouring councils, members and other stakeholders. The aim of this engagement was to help understand the current situation in BANES, in particular to households not on known existing sites and also to discuss Duty to Cooperate issues with neighbouring councils.
- 1.24 As part of the stakeholder engagement ORS conducted 35 semi-structured, in-depth telephone interviews during October 2012. The interviews typically lasted between 15 and 40 minutes.
- 1.25 The interviews were carried out with officers representing BANES (Housing, Planning, Environment and Health) and Elected Members. ORS also interviewed wider stakeholders who included planning agents; representative groups; and landowners. A focus group was held with six members of the ‘modern’ Showpeople community and carried out eight telephone interviews with people representing this group.

2. Gypsy and Traveller Sites and Population

Sites in BANES

- 2.1 A mainstream Housing Needs Survey typically focuses upon the number of dwellings required in an area, and how many of these should each be provided by the public and private sector. The central aim of this study was to follow a similar format for Gypsy and Traveller accommodation requirements.
- 2.2 The main consideration of this study is the provision of pitches and sites for Gypsies and Travellers. A pitch is an area which is large enough for one household to occupy and typically contains enough space for one or two caravans, but can vary in size. A site is a collection of pitches which form a development exclusively for Gypsies & Travellers. Throughout this study the main focus is upon how many extra pitches are required in BANES.
- 2.3 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of Gypsy and Traveller site is the publicly-provided residential site, which is provided by the local authority, or by a registered provider (usually a housing association). Places on public sites can be obtained through a waiting list, and the costs of running the sites are met from the rent paid by the licensees. Therefore, public sites are a direct equivalent of social housing among bricks and mortar tenants. There are currently no public sites in BANES.
- 2.4 The alternative to public residential sites is private residential sites for Gypsies and Travellers. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on existing private sites. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing.
- 2.5 The Gypsy and Traveller population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a maximum period of residence which can vary from a few weeks to a period of months. An alternative is an emergency stopping place. This type of site also has restrictions on the length of time for which someone can stay on it, but has much more limited facilities. Both of these two types of site are designed to accommodate Gypsies and Travellers whilst they travel.
- 2.6 Further considerations in the Gypsy & Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Gypsies and Travellers, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments occur on land which is not owned by the Gypsies and Travellers.

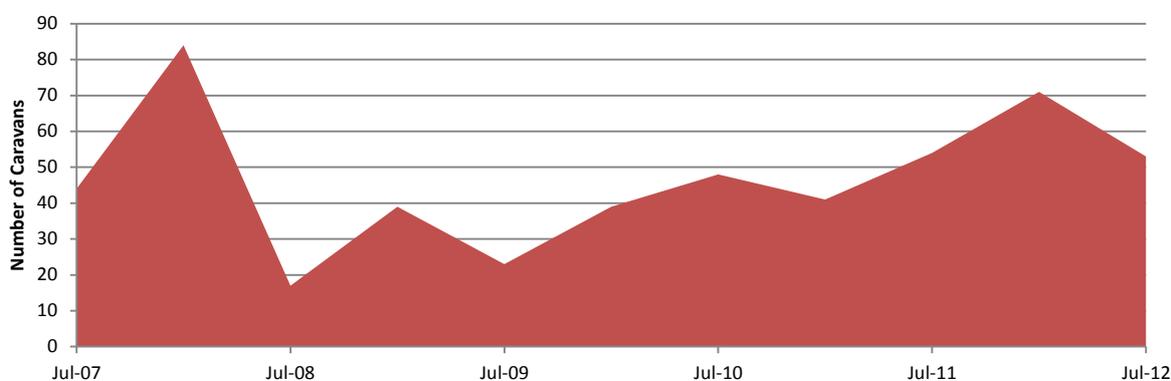
Caravan Count

- 2.7 The best quantitative information available on the Gypsy and Traveller communities derives from a bi-annual survey of Gypsy and Traveller caravans which is conducted by each local authority in England on a

specific date in January and July of each year. This count is of caravans and not households which makes it more difficult to interpret for a study such as this. It must also be remembered that the count is conducted by the local authority on a specific day and that any unauthorised encampments which occur on other dates will not be recorded. The count also only features those caravans the local authority is aware of. Therefore, it may not reflect all of the Gypsy and Traveller caravans in the authority.

- 2.8 BANES has one authorised private site, with 1 pitch and two caravans. It also contains 4 long-standing unauthorised sites known to the council, which in July 2012 contained an additional 51 caravans. The area contains no authorised Showmen’s yard.

Figure 1
Gypsy Caravan Count for Bath and North East Somerset: July 2007 – Jan 2012 (Source: CLG Bi-annual Local Authority Caravan Count)



3. Stakeholder Consultation

Introduction

- 3.1 In order to set the context of the research and ensure the study is based on a sound understanding of the relevant issues, ORS conducted 35 semi-structured, in-depth telephone interviews during October 2012. The interviews typically lasted between 15 and 40 minutes.
- 3.2 The interviews were carried out with officers representing BANES (Housing, Planning, Environment and Health) and Elected Members. The aim of interviewing these stakeholders was to provide background information on the framework within which they operate, and on the perceptions of the Gypsy and Traveller and Showperson communities within BANES.
- 3.3 ORS also interviewed wider stakeholders, including planning agents, who work on behalf of the Gypsy and Traveller community, and representative groups. Landowners who have come forward to BANES with suitable land were also interviewed.
- 3.4 ORS conducted a focus group with six 'modern' Showpeople and carried out eight telephone interviews with people representing this group.
- 3.5 Interviews were also carried out with officers representing neighbouring areas, including:
- Bristol City Council;
 - Mendip District Council;
 - North Somerset Council;
 - South Gloucestershire Council; and
 - Wiltshire Council.
- 3.6 The aim of interviewing council officers employed by neighbouring authorities was to provide background information on any policy or operating frameworks they may use and their perceptions/knowledge of the Gypsies and Travellers and Showpeople communities operating in their or Bath and North East Somerset areas. In addition to this the aim was also to highlight how matters relating to Gypsies and Travellers and Showpeople are currently handled, especially in relation to any cross-boundary issues.
- 3.7 With the aim of obtaining bricks and mortar contacts ORS also contacted the following Housing Associations:
- Curo;
 - Knightstone Housing Association;
 - Merlin Housing Society;
 - Solon South West Housing Association.
- 3.8 Unfortunately, Housing Associations were unable to provide much data or secure any contacts within bricks and mortar.

3.9 The following section summarises the overall findings from each of the groups interviewed:

Council Officers (BANES and neighbouring areas)

Elected Members

Wider Stakeholders (Planning agents, representative groups)

Modern Showpeople

Landowners

Council Officers (neighbouring areas and Housing Associations).

3.10 Due to issues surrounding data protection and in order to protect the confidentiality of those who took part, this section uses minimal verbatim comments and represents a summary of the views expressed by council officers, members and stakeholders.

Council Officers in BANES

Main Policy tools

- 3.11 BANES have a local corporate group which includes representation from education, housing, Primary Care Trust (PCT), health, legal and equalities and elected members. Its terms of reference are to *refresh council policy on Gypsies and Travellers*. It is also the steering group for site development. The forthcoming GTAA will add to the intelligence of this group.
- 3.12 There is also a West of England group (BANES, Avon, South Gloucestershire and North Somerset) which looks specifically at the health of Gypsies and Travellers. There is Gypsy and Traveller representation on this group.
- 3.13 The PCT have also commissioned a study on the health needs of Gypsies and Travellers in BANES. Along with the GTAA this piece of work will feed into the steering group and the future direction of site provision. The health needs assessment is also looking into the needs of boat people living in BANES.

Management: unauthorised encampments

- 3.14 It was argued that, for many years, BANES were of the opinion that there were no Gypsy and Travellers in the area and, when there were encampments, they were moved on. Currently, BANES have adopted a policy of toleration and if an encampment occurs on Council owned land then *we try and keep it as safe and as nice looking as possible*. In the case where this is on private land it is the landowner's responsibility to take action.
- 3.15 There is currently a specialist health visitor service who, when notified by the Environment Department or the police, will visit the encampment and conduct a basic health needs assessment. The assessment will consider whether the family has young children, a nursing/pregnant mother and any ill health. Opportunistically, they will also check on issues surrounding immunisation and other health issues.

Accommodation: sites and unauthorised encampments

- 3.16 Within the District there are a number of unauthorised sites.
- 3.17 The major unauthorised encampment is located on the lower Bristol Road. The Bristol Road site has been occupied for up to two years and is home to New Age Travellers, Gypsies and those who have chosen, for economic reasons, to live on the site as opposed to bricks and mortar. It is alleged that there are few genuine Gypsies and Travellers on the site. The Council have provided gates, water supply and two toilets.
- 3.18 There are smaller sites: one named the 'radio four' site, which is situated in close proximity to the Lower Bristol site, and one at Queen Charlton. There is also a site at Whitchurch which has temporary planning permission. The officers interviewed did not refer to the Hunstrete Rd in Farmborough.
- 3.19 It is argued that, other than those now tolerated, the number of unauthorised sites has decreased over the years:

As soon as Gypsies went onto private land we used to go there straight away and do a needs assessment, ask for identities and ask questions as to why and how long they are there, and that was done vigorously and so they probably got fed up of it.

3.20 When asked about Showpeople, one officer reported the existence of one yard but did not know the location. Officers argued that Showmen and New Age Travellers travel through BANES, and due to festivals such as Glastonbury, this movement is higher in in the summer. One officer claimed that New Age Travellers were the main group in BANES while another claimed that the main group are *alternative* Showpeople.

3.21 Officers lacked any data on Gypsies and Travellers living in bricks and mortar and felt that, in the future, more research needs to be undertaken to find out the number and their accommodation needs.

Trends, favoured locations and stopping points

3.22 When asked to consider trends there is thought to have been a decrease in the numbers of Gypsies and Travellers coming into BANES. Allegedly there has not been an encampment for the past four years.

3.23 The lack of toleration of BANES was thought to have been the main reason for this.

3.24 When considering whether BANES is on a main route there was a difference of opinion, with one officer arguing that it is on the route to the south-west and near the M4, and another suggesting that it is not on a main route.

Accommodation Needs: Permanent provision

3.25 The lack of legal sites was seen as an issue and, for this reason, it was agreed by officers that the provision of permanent accommodation in BANES was a necessity:

It will make it easier for us to deal with anybody on unauthorised sites. If there are permanent sites it would be easier for us to move them on.

3.26 It was agreed that the last GTAA's figure of 19 was now out of date.

3.27 One officer felt that having authorised sites, both permanent and transit, would have a positive effect on the health of Travellers and would enable the health team to target them more effectively. Once a permanent site was established the health team could build-up longer-term relationships with residents. Residents could register with GP practices and access services similar to those living in bricks and mortar. The site would have to meet certain health and safety criteria and would be *infinitely better* than unauthorised provision.

3.28 Referencing the recent measles epidemic, the interviewee explained the difficulties in disseminating public health messages to the transient community. Currently there is a reliance on council officers, yet it would be easier if these messages were explained by health workers.

Accommodation Needs: Transit provision

3.29 Officers agreed that BANES should also provide *some* transit provision:

The last assessment found that there was demand for a small amount of transit pitches. I think there is. There has to be, if you are going to make provision properly

there has to be transit and permanent. With the nature of the people we are talking about, there has got to be.

- 3.30 It was felt that transit provision would help ease the tension between police and Travellers when unauthorised encampments occur. However, interviewees highlighted that this type of provision would need to take into account the *mix* of travellers which travel through BANES. For instance, it was felt that Irish Travellers and New Age Travellers would not use the same site, so any provision that requires they do would probably result in that provision not being used.
- 3.31 One interviewee suggested that, rather than not provide anything, transit provision could be provided for each group. Each could cater for the distinct needs of the group; for instance, Showpeople would need an industrial site which allowed them to park their equipment.
- 3.32 One interviewee, however, suggested that *it will bring more Gypsies and Travellers into the area, just because it is there.*
- 3.33 As aforementioned, it is believed that the provision of a transit site would have a positive effect on Travellers and enable the health team to undertake assessments with greater ease rather than rely on the passing of information to the Council or Police.

Community Relations

- 3.34 In the last 12 months there had allegedly been few complaints: the neighbours are seen as supportive – as are local businesses - and the children living on the site attend the local school. However, an interviewee argued that when the Lower Bristol Road was initially occupied it caused *uproar*.
- 3.35 It was agreed that community relations did suffer due to the negative perceptions held by the settled community and perpetuated by the media. This negativity was evident when the site consultation took place and the council received thousands of negative submissions from the public. Officers suggested that potential opposition to any future site provision is a consideration and work will need to happen with the settled community to break down barriers.

Site Location Criteria and Suitability

- 3.36 BANES have developed site criteria based upon the following:
- Environmental impact (effect on ecology and any natural or scientific special interest)
 - Safe accessibility (traffic)
 - Access to facilities (transport, shops education and health).
- 3.37 Finding a site, which fits the site location, was viewed as problematic due to the lack of urban spaces which could accommodate a Traveller site, and rural areas which are close to facilities. As aforementioned, public opposition would also be a consideration:

I would have thought it would be the opposition of the locals. And there has been quite a few of them going around. I know once there were consultations for sites all these groups started to suddenly form. They didn't want them there.

3.38 Two officers argued that two sites are suitable locations:

They have been there long enough. There are kids that go to school and I can't see personally why they can't be made permanent. These sites are near to communities. They have been there for some time. If they get to know them it takes away the pre conceived ideas

The lower Bristol Road should be developed. However there are two main issues: Where do you put them while the site is being developed? And what do you do with the economically deprived group? If a criteria is applied then they would not meet this criteria and not be allowed on the site.

3.39 One officer referred to a suitable site for Showmen:

There is one site that is definitely a good site, it is in Lower Western and that would be ideal as a showman's yard. It's an old BT depot tucked away behind loads of trees; it has no access issues and is ideal for a one pitched place for a travelling showman. I don't think it's owned by us.

Site Management

3.40 When asked to consider management arrangements one officer felt that there *could be a formal arrangement between the family who live there – outlining the conditions of tenure including how many should be on the site.*

3.41 Another felt that BANES should hand over responsibility for managing the sites to a management agent/registered provider.

Cross Boundary Issues

3.42 When asked to consider cross boundary issues one officer argued that BANES *sticks out as a sore thumb as we have nothing:*

I think part of the impact is that people will gravitate towards other areas when really they want to be in BANES. I don't think it does our working relationships with other authorities a lot of good. We need to be seen at least trying to make some provision. I just think it is to our detriment really that we do not make provision.

Consultation Activities

3.43 A site consultation had taken place during the summer of 2012. BANES put together assessment criteria and advertised for suitable sites. From this process around eight sites were identified (including some council owned), and these were put forward for consultation with the community.

3.44 As part of their housing duties, weekly visits to the sites are carried out by Housing Officers with the aim of: *Keeping an eye on things; getting to know the officers and finding out if they need anything.*

The Future

3.45 It is believed that, with the advent of the new circular and the findings contained in the forthcoming GTAA, pressure will be placed on Local Authorities *to act.*

3.46 One officer felt that when thinking about current provision it is fundamental that all provision takes into account future family formation.

- 3.47 Consideration was also given to the likelihood that if BANES becomes a more *welcoming place* this could encourage more people to come to the area in the future.
- 3.48 An officer also referred to the needs of boat people in the area and argued that, in the future, this group need to be included in future assessments.

Elected Members

Accommodation provision and unauthorised sites

- 3.49 Elected Members agreed that BANES needs to have a number of authorised sites. However, when asked to consider the numbers required they felt that there is no need *beyond* the tolerated sites:

There are not many Gypsies and Travellers in the area. There is no significant evidence on a transient basis or on unauthorised pitches. There's one at Queen Charlton and that was one family, and there was one for years at Charmey Down who were removed and there is one who owns a site at Whitchurch and to the best of my knowledge these are the only ones in BANES.

- 3.50 On this basis three of the four Elected Members felt that although there is a demand for permanent provision the numbers should be based on those at the tolerated sites. One Elected Member felt that the need identified in the last GTAA and the Core Strategy had been an *overstatement*. Conversely, another felt that the demand was almost certainly greater than that previously identified.

- 3.51 Despite claiming little movement through the area one Elected Member felt a three/four pitched transit site should be provided.

- 3.52 When discussing Showpeople, Elected Members were aware that they did travel through the area but were not aware of any accommodation need amongst the group.

- 3.53 One Elected Member pointed out that BANES is home to a variety of Travellers:

It's moved from being van dwelling people to a lot more of other forms of transport on boats and barges...the summer dwellers who find a place to pitch up in the woods and near the railway line and next to rivers. They find Bath an attractive place and harbour up. The other group are those which have purchased land and built some form of cabin structure illegally. In my ward I know of at least three of these sites where people are living in a little cabin which they built with no planning permission and they are trying to regularise those situations with legislation that allows small holdings.

- 3.54 On this basis it is argued that any future accommodation provision needs to take account of the wider travelling group. In particular because:

If we are not careful we get this idea that if we provide a Gypsy and Traveller site many of them wouldn't go there. We are trying to say let's build sites, but in reality a lot of these communities are quite disparate. They don't want to live with each other; they don't want to live on these sites as such. We are trying to tackle it in an old fashioned way. I'm afraid a lot of them don't want to live with each other in that way. This is a national issue and is evident in BANES due to the canals, rivers and railway networks.

Trends, favoured locations and stopping points

- 3.55 One Elected Member argued that the south west is *particularly attractive and whilst it's not easy to find work, they do seem to be able to find ad hoc work here.*

Community Relations

- 3.56 It was agreed that there is prejudice amongst the settled community. One Elected Member felt that there are concerns about *public health and nuisance issues which sadly the travelling community often bring because of their unconventional lifestyle. They will judge these people and often when you see these sites they are a state.*
- 3.57 However, it was alleged that there is little hostility towards the tolerated sites, including the Lower Bristol Road and Whitchurch sites.

Site Location Criteria and Suitability

- 3.58 Elected Members recognised the importance and difficulties finding a suitable site and argued that the needs of both the settled community and the Traveller community need to be considered:

In many ways we have a duty to look after the settled community as much as the travelling community. There should be no preference.

- 3.59 They acknowledged that if sites are located near accommodation and facilities this causes a public outcry but if it is too rural it does not meet the criteria:

It's either one in the countryside where there are no facilities or one near the town which causes problems with locals.

- 3.60 One Elected Member pointed out that there were also constraints due to the amount of green belt land and Areas of Outstanding Natural Beauty.

- 3.61 Elected Members were in agreement that the tolerated sites should become permanent authorised sites. However, one Elected Member raised the issue of the Queen Charlton site:

The one at Queen Charlton is more problematic because they have been refused appeal. It is then difficult to turn around to say 'ok now we will change the rules'. Because the full process has been through, it's very difficult to then reverse the process because it puts it into disrepute.

Site Management

- 3.62 When asked to consider management arrangements, Elected Members were of the opinion that BANES has little knowledge in this area and argued that the responsibility does not fall upon the Local Authority to manage sites but to professional housing providers and the tenants. For instance most felt that the Lower Bristol Road site should be managed by a housing provider whereas the smaller sites should be managed by those living there.

Main travelling routes and cross-boundary issues

- 3.63 It was recognised that BANES needs to work with the surrounding areas and that BANES *haven't done as much as we should have done* in terms of providing permanent provision.
- 3.64 One Elected Member was of the opinion that it was the view of Councillors that if *large comfortable* sites are provided in BANES this could attract more Travellers to come and settle in the area.

Consultation Activities

- 3.65 Elected members were aware of the site consultation that had taken place during the summer 2012. However, one Elected Member was critical and felt that:

The council made a mistake of asking people to come forward with sites and then publishing those because it then created a lot of fears and protests...in some cases they were not suitable anyway. You can't win really.

^{3.66} It was thought that more routine consultation activities could take place through the Gypsy Council.

The Future

^{3.67} In general it was agreed that BANES needs to provide permanent provision although it was envisaged that any site development will be met with opposition from the settled. The site at Stanton Wick was given as an example:

I think residents are going to fight any proposal to have a site in their area. Even the site at Stanton Wick, which we thought was relatively separated from residential accommodation; there was a huge outcry about that and the argument they used was that it wasn't close to the school and shops. They were using an argument that the Gypsies themselves should have used.

Wider Stakeholders

Accommodation: sites and unauthorised encampments

3.68 BANES is said to have a longstanding history of Gypsies and Travellers travelling and settling in the area. As a result, it was argued that there are possibly many Gypsies and Travellers who want to return to the BANES area.

3.69 Stakeholders confirmed that there are no legal sites in BANES and referred to examples of the recognised unauthorised sites. In addition, however, one stakeholder quoted a figure of 12 unauthorised sites in the area which are not recognised but felt that there are probably more than this figure:

There are a lot of people I don't mix with but I know they are there. It does change and there are an awful lot of farms, where people are tucked away out of mind and sight. There are dozens and dozens - there really is. There are people tucked away everywhere...There are dozens of unauthorised encampments. I am in an unauthorised encampment. Where I was last was a lane and there were three or four people there.

3.70 Stakeholders reported that due to the historic ties and the lack of provision for Gypsy and Travellers, many have been forced into bricks and mortar in the area and are unhappy with their situation:

I had man from Bath who came down to see me a few weeks ago and he said 'this is not right, we are living a lie'.

There must be at least 100 travellers that I know of in bricks and mortar, and I know a good few of them would want to go back out if they had proper provision. It's got to be somewhere safe and proper. They don't want to go through what I have been through. The thing is the Council knows this full well because they have been given Council houses. I mean if you have your own plot you would be allowed to do what you are naturally used to.

3.71 In order to assist with the GTAA a wider stakeholder called a meeting of Gypsies and Travellers living in bricks and mortar. Unfortunately, the stakeholder could not convince them to contribute personally with the study but reportedly six out of the eight families who took part revealed a desire to live on a local authority or private site.

Trends, favoured locations and stopping points

3.72 It was argued that there used to be much seasonal movement into the area. However, it was alleged that much has been done to prevent this, for instance many traditional stopping places have been *bouldered off*.

3.73 Seasonally, however, there are said to be groups that move through in the summer, including around One group is quite large from the Manchester area and there is also a couple who spend several weeks in this area.

3.74 As aforementioned, there are a large number of people in BANES *all year around*.

3.75 When considering the restrictions placed on favoured stopping points, Travellers now pitch-up on playing fields, industrial areas, and roundabouts.

3.76 Hedge laying and traditional types of work, is said to attract Gypsies and Travellers into BANES. One interviewee argued that:

Equestrian use has increased, so obviously now we are in a bit of recession and so they are going back to the old ways which is training up their horses. There is a nice environment for them here to train horses up and sell them locally.

3.77 Wider stakeholders also referred to a rise in 'other' types of groups who live in the same way as Gypsy Travellers. For instance those who, due to economic pressures, have decided to retreat from society and live in the same way as the travelling community.

3.78 Due to the proximity of Glastonbury and other such festivals, there is also said to be a rise in the number of New Age Travellers. Again this population is said to be unknown to BANES as they are *generally hidden away on farms... they are always in and out of here, and have been for the last 20-30 years.*

Accommodation Needs: Permanent provision

3.79 The lack of legal sites was seen as an issue. A Gypsy and Traveller representative felt that BANES needed to provide an *authority site* to cater for the needs of those who are *poor and will never be able to afford the land.*

3.80 The representative discussed a piece of land at Stanton Wick which would accommodate 12 families:

I put forward a piece of land at Stanton Wick, it's an old coal field...it is absolutely perfect. It's not in the village, it's in a quiet location, and it's well screened. Perfect Gypsy accommodation and it would hold 12 pitches, which would not swamp the local community or the local services. I put that forward, it was accepted within the consultation and I am now about to put an application in on the land. The need outweighs everything else. I have got people from everywhere saying that if it's ever up and running I am more than willing because of the quietness and location to bring my family up there to buy a pitch.

3.81 The representative went onto discuss the potential size of the land, future growth and access to facilities and amenities:

These are family sized pitches too. So if the family expands there is enough room to put a touring caravan until they find their feet. It's forward thinking. We used to talk 50 metres square, now we are talking 80 metres plus. So you still have enough room to accommodate the expansion of a family. The local authorities go and buy a piece of land without thinking, they don't understand planning, they don't have searches done and when they do speak to the local authorities they are told, 'not in that area'.

All the services are already there, there's water, there's electric, fantastic access, very little visibility. We are in the process of planting trees to make it even less visible. There are some fantastic buildings there that could be used for education. I couldn't find a fault with it. If I would live there, then my people would!

3.82 Stakeholders claimed that in the past need had been underestimated:

It's ridiculous to say we only need 35 pitches with a city with over 80,000 people...They need more like 100 straight off and then probably another 100 in the next couple of years. I know a load of people who come through this area every year.

3.83 From a health point of view the benefits of having permanent sites was discussed:

If there were authorised sites then people like ourselves can work very closely with the whole family and in particular children. We are really concerned with the families' wellbeing and so we would be able to get involved and really help them. We would know about them; quite often with the more transient families we don't hear about them.

We do pick up families and we are very mindful as to where people are but sometimes it is very hard. It takes a long time to build up a relationship with them and gain their trust. We have got a play bus which we could take on site and so it would be a really nice way of getting to know the families. It takes a long time because people are very wary and because of the prejudice and the way they are often treated.

Accommodation Needs: Transit provision

3.84 Currently, it was agreed that there is no toleration for people pitching up in the area. This has caused animosity with Travellers feeling very victimised. Wider stakeholders support the provision of transit sites. It was argued that a site should be made available across each county to coincide with travelling patterns. It was argued that transit provision would not only benefit travellers but also BANES who face a bill for cleaning up sites once Travellers are moved on.

Community Relations

3.85 Overall, interviewees were concerned that adverse media coverage perpetuated the negative perceptions held by some members of the settled community, particularly programmes such as *My Big Fat Gypsy Wedding*.

Site Location Criteria

3.86 A Gypsy and Traveller representative explained the extent to which privacy should be the main consideration when determining where a site should be placed:

Because we have always been on the outside of the local communities, we always preferred something half a mile away or so from the local community where we can grow hedges and live a private life. Privacy is paramount, because we live such a private life within our lives.

3.87 Access to education was also considered a priority:

Today, we have got to get these sites up and running to get our younger generations educated.

Site Management Structure

3.88 When asked to consider site management a Gypsy and Traveller representative felt that sites should be managed by non-Romany:

It's better for non-Romany to manage the site. You can say 'look, these pot holes need to be filled in'.

Consultation activities

- 3.89 Wider stakeholders were not aware of any consultation activities that are conducted within BANES.
- 3.90 Consultation was viewed as crucial to understanding the needs of Gypsy and Traveller community:

I think when they are looking at potential land to build, it would be good if we are consulted on that because they could buy a piece of land and it could be a no go area. It would help them and help us. We can advise and inform them. Talking will take us forward.

- 3.91 A variety of consultation activities were suggested:

We should at least have a yearly consultation...To keep up to date with, for example, how many 17/18 year olds are getting married and need a pitch.

If you set up a little get together over four or five weekends with travellers and local people, with team building or some fun days or even bring a fairground in, and then do your consultation and say it will be free entry. Then a bit of a party and have a few drinks and before they are allowed in they have to give their viewpoint when they have had a drink and loosened up a bit and then they can show their true emotions. But people are going to have to manage that. You need people who are not going to be offended or know they might get whacked in the process. This isn't for the faint hearted, people are scared of doing this.

The Future

- 3.92 Wider Stakeholders were of the opinion that BANES have to provide permanent and transit accommodation. One interviewee suggested that when determining accommodation needs now – thought needs to be given to the future needs of families living in BANES.
- 3.93 However, as a consequence of past experiences, interviewees expressed some scepticism that accommodation for Gypsies and Travellers would improve over the next fifteen years and felt that little would happen as a result of the forthcoming GTAA:

The trouble is nobody believes a word of this exercise. Nobody believes that BANES is going to change their habit of a lifetime and go 'oh dear we must provide these people with plots'. Over the years they have done everything they possibly can to try and stop it.

Nobody believes BANES, they have done these consultations so many times it's just an excuse to spend money and pretend they are sorting out the problem. But there is no problem, the only problem is them not obeying the law and not going ahead and helping us.

Showpeople

Traditional Showpeople

3.94 Interviewees were asked to consider the needs of Travelling Showmen who gain their livelihoods by attending and providing funfairs. It was argued that there is much fairground work taking place across BANES.

3.95 There are no authorised Showmen sites in BANES. It was noted that the previous GTTA recognised the need for one Showmen's yard. It was argued that at the time there was another family who did not come forward.

3.96 Currently there are allegedly two unauthorised Showmen sites within BANES both situated on farms. It is reported that *they are there on the skin of their teeth and they have nowhere to go...they are worried about it. One family has been in the BANES area all their lives.*

3.97 Although it was argued that initial opposition is evident when Showmen establish a yard within an area, it was also alleged that:

Until you are actually on that site and people see what you do for that community, like helping people and charity work, which we don't boast about, and then they start to realise. Once your there you become their (the community's) best friends.

3.98 When asked to consider suitable accommodation for the two Showmen sites it was argued that:

Showmen want to buy their own land. I have never been involved where the Council have supplied the land and they pay rent. They want to buy and develop it at their own cost. We are quite happy to do that. We don't want rented land or anything like that.

3.99 The representative pointed to suitable sites in BANES:

It's at Keynsham, it's by the Avon Valley Country Park and it is an absolutely perfect site. It doesn't run alongside a main road, the sustainability of it is great, there are shops and schools, it's secluded, there are no houses by the side it or anywhere near it. To me it would be a good site and [the owner] would actually sell it. It's the perfect site and I have known about it for ages.

3.100 It was argued that there had been interest shown in the site four years ago but was blanked by planning officers. The representative was of the opinion that the families could not afford the expense of fighting a planning application. However, the representative felt that this site would be enough to satisfy the accommodation needs for the next 15 years:

It would be more than enough for these 2 families. If it got passed it could last for 10 to 15 years in the BANES area and they wouldn't need to worry about getting another one...it's really only 2 families, it will accommodate when their children get older, marry and expand...I know every showman in the area in the south west of England. Nothing would need to happen any further in the next 15 years.

Modern Showpeople

3.101 A focus group was held with six people who represent groups of travelling Showpeople of differing sizes and activities. These are the members of the Association of Independent Showmen:

We are part the Association of Independent Showmen, which is kind of the same thing as the Guild. The Guild is very much traditional shows. It's quite modern what we are doing. We have audiences of 20,000 people at a time and we are doing big stuff. We operate a large area of the Glastonbury festival as well, so it makes an awful lot of sense to be between Bristol and Glastonbury. We do operate large scale things, so the association we are part of is a bit more open than the Guild, but essentially it is the same thing.

3.102 Participants discussed the hidden community of Showpeople living in and around the BANES area. It was argued that these groups live in unsuitable accommodation but remain quiet just to carry on living there:

The thing is people will find a yard where they can live, and if there is no trouble then people just go with it. A lot of people have accommodation which they do not get problems with, so rather than putting their hands up and saying 'I'm living here', they keep quiet.

3.103 Therefore, it is argued that there is a huge amount of Showpeople living in BANES who go unnoticed and there are many more looking for accommodation in BANES. The amount is thought to vary but one Showman alluded to 12 people who are living in BANES at any one time.

3.104 As one wider stakeholder reported:

I'm not even sure they [BANES] know they exist. Although they must be because they would have come across them in festivals and things.

3.105 It was argued that Travellers and Showpeople have different needs – the latter needing covered work space.

3.106 BANES is thought to be an ideal location because of its proximity to Bristol which is a big focus for circus in the UK and has the oldest circus school in the UK. Consequently, this area draws a lot of people in to train and this type of employment has grown across Europe. A lot of people who work in shows live in trucks and caravans and travel, and due to the lack of space in Bristol and the good access they tend to go to the surrounding districts, like BANES and South Gloucestershire.

3.107 To date the majority of the Showmen have not made contact with BANES Council:

They have got a pretty bad record, so what you will find is most people are unenthusiastic about talking to them. The Council knowing about us is a threat to our existence. But the need is there, very clearly.

3.108 The Showmen discussed the need to stay together because it's hard enough to find one place and *we work together too* - it's like a *community*. They added that when they settle in an area they look to become valued members of the community:

If we have a permanent base we can put the kids into schools, help out with community projects and offer employment so there are a lot of positives and benefits from it. At the moment all this is wasted.

3.109 The accommodation needs of the six Showmen are summarised below:

Showman 1

- 3.110 Showman one is currently living on an unauthorised development on the South Banes border for two years and have lived in the former county of Avon for the past four years. The Showperson travels around the country in the summer in a mobile disco. He also travels from show to show. The Showman is looking for two/three plots. A site identified by BANES is thought to be ideal in terms of meeting the needs of the group. The site is located at Newbridge and the group has been in contact with the Council regarding this site. The intention is to buy the land and work and live there. There site would accommodate two families and a couple of other people who work for the group during the summer months. The Showman described how, in the future, both families would like to settle so their children can go to school and has had enough of living in uncertainty. The site is considered ideal as it is located in the epicentre of local employment links and is near facilities.

Showman 2

- 3.111 Showman two has been moving around the South West of England since 2006. The Showman develops circus theatre stages and was looking for a permanent base. He spent last winter in an industrial yard in south Bristol and is currently looking at a single plot in Shepton Mallet which he intends to rent, however, he is unsure of whether he can be accommodated there.
- 3.112 The Showman works across Bristol, London and Winchester. Therefore, he considers BANES to be an ideal location for work purposes.

Showman 3

- 3.113 Showman three travels across the UK doing shows/gigs/festivals for nine to ten months of the year. Considering the time spent on the road the Showman requires a safe and secure place to park-up during the downtime months with space to work and store equipment including a truck, trailer and a container.
- 3.114 BANES is considered to be an ideal location due to the festival events industry:

It's an easy hit into London really and a lot of festivals in the summer are within a one or two hour drive from the BANES area. You can hit South Wales, Cornwall...all of those bases, rather than being on the outskirts.

- 3.115 The main benefits of living in BANES would be: accessibility to work; to establish new contacts and create new business opportunities:

A lot of people in the industry are based around Bath. It seems to be where people work and there is a hot bed of talent, people and opportunities in this area.

- 3.116 The Showman required a single plot in BANES.

Showman 4

- 3.117 Showman four is a director of a circus which performs across the South West of England. The performers live in Bristol, BANES and the South Gloucestershire area. The Showman currently moves around living in areas/yards on a short-term basis and requires a yard to live on a permanent basis. The company is continuing to grow and having a permanent base would create more stability. A space for pitchers and covered work space is considered ideal aswell as somewhere to train. Space for vehicles is a main priority.

3.118 The Showman believes that the company faces being moved on. The company currently has eight pitches in Bristol so we have been looking at other sites in BANES because it's more favourable to live as there are less built up areas.

3.119 In the last month the Showman has seen 2 yards in BANES - one around the Temple Cloud area and another one near Pensford. They are both empty Brownfield sites. These were not considered to be ideal because they currently have no buildings on them, however, faced with imminent homelessness, they may be forced to take on one of these sites. Both sites could accommodate around 12 plots. One of them has got really good access, but the other is less accessible. One is a lot more limited than the other.

3.120 The company has had no involvement with the Council to date.

Showman 5

3.121 Showman five operates large scale shows all over the UK, Ireland and, in the future, possibly Europe. The Showman, along with the rest of the group, has had a base in BANES in a farm yard for the last 5 years. The group are on the road for most of the summer and then settle in the winter. The group fluctuates between eight to fifteen pitches. Some members of the group have families and want to live somewhere legitimately. There are concerns that the farmer will, at some point, ask them to move on. This is a worry considering the needs of the families and of the business:

It's got to a point now where it's hard to live and work on that place and you never know when you are going to get turfed off again...The children now are younger than school age but will be coming onto the radar quite soon. In terms of economics, we put loads of money back into the community and we employ a lot of people, but we are always in this temporary base and it means we can't go to our full potential. If we had a permanent base then it would be much more beneficial rather than some shaky ladder that is going to fall over. We employ some local people and then some Showpeople who will be on the road with us for a good 4/5 months of the year. There is no point in buying a house when you spend so much time on the road.

3.122 The group have been looking for a site for a number of years and are seeking to rent or buy a site of 11-12 pitches.

Showman 6

3.123 Showman six is part of the same group as Showman five and is looking to settle at the aforementioned site.

Landowners: Case Studies

3.124 Three landowners were interviewed. The contact details of a fourth were provided but this person was unfortunately unobtainable during the research.

3.125 Landowner A owns a piece of land and has recently applied for planning for a three-pitched site, which allegedly meets all the criteria. He attended a pre-planning meeting in March and at the time of interview was still waiting for a response to a query which could mean that the site would need to be reduced to two pitches. The site will house the landowner and his daughter, who currently lives with her mother, when she is old enough. There are two families who are interested in the pitches.

Landowner B

3.126 Landowner B has offered to provide a transit site on the six acre land that he owns on the main A4 road. The land has good access routes in and out of the city, but is also thought to be far enough away from the local population, is a brownfield site and is on the boundary of Bristol and South Gloucester.

3.127 The main reason given for offering the site was that:

They seem to be all around me. Sometimes it's easier to roll with it than against it.

3.128 Since offering the land to BANES in June the owner was disappointed that he had not heard back from the Council - *there has been no visit or liaison officer to see if it is suitable.*

3.129 When considering the management of the site the landowner felt that it should be managed by the traveller community otherwise it may be *abused*. There could be a few permanent pitches who would have responsibility for managing the transit provision and the site overall.

Landowner C

3.130 Landowner C owns a quarry with four/five acres. He lives in part of it and has a scrap yard in another. He has offered the remainder of the land, about an acre, to BANES as a potential New Age Travellers/alternative Showperson's site.

3.131 The landowner has a number of friends who work in the area in the alternative Showperson's industry:

I went to the alternative circus last night. I have a lot of friends who do these sculptures out of scrap and they did all the Paralympic closing ceremony too. I would quite like to build a sort of live and work environment for these sort of people. And I was told it's best to put it forward to BANES...a lot of people have shown desire for it.

3.132 The landowner wanted to provide for Showpeople (as opposed to Gypsies and Travellers) and referred to over 600 festivals that go on throughout the UK in the summer and the fact that *all of these are all manned by people who are building crazy structures and putting on shows*. He felt that they needed permanent provision and somewhere to live over the winter.

3.133 The landowner would like to develop living and working units and space:

They are literally there to build things for the shows and manufacture the equipment and the sets and the back drops. I work like it to be a series of workshops with

accommodation attached. I think I know what they want; I have built something similar myself. I know what our people are looking for. I can draw something that will appeal the people in question.

3.134 The landowner revealed that much interest had been shown in his plans and felt that the Showmen would benefit from having a mutual support system and somewhere they can stay and know they can always return to:

There is always this unknowing of what the future is and where they are going to be next week. They need a bit of permanence.

3.135 The landowner also felt that it would benefit the community:

I would like to create a creative community that is an inspiration to the local community and they can engage with the travelling community. I think the people who I am dealing with are artistic and creative and it would benefit the local community to witness this. I have got a very clear idea what I have got in mind.

3.136 When asked to consider the management structure the landowner felt that he would still own it and rent the plots and would be happy to manage it but also commented that essentially he needed advice.

3.137 Since offering the land to BANES the owner was disappointed that he had not heard back from the Council – even though some information relating to this site had been published in the newspaper when the landowner specifically asked this information not be published.

Neighbouring Areas and Housing Associations

Policy Tools

- 3.138 Legislation highlighted by some of those interviewed included the Human Rights Act 1998, Equalities Act 2010, Housing Act 2004, Race Relations Act (Amendment) 2000 and Planning Policy for Traveller Sites 2012.
- 3.139 Those who took part mentioned guidance produced by the government and by the Commission for Equality and Human Rights (previously known as the Commission for Race Equality).
- 3.140 Respondents stated that their organisations had various policies relating specifically to Gypsies or Travellers or Showpeople such as Unauthorised Encampment Policies and Procedural Guidance notes. In addition to these they stated their use of Protocols, Local Plans/Core Strategies and Impact Assessments in relation to Gypsies and Travellers and Showpeople. There were also general policies such as Anti-Social Behaviour or Rent Setting policies that, despite not specifically mentioning Gypsies or Travellers or Showpeople, would be included:

We have an unauthorised encampment policy.... then we work within the Equalities and Race Relations acts as applied by the Council. We play by the rules in terms of equality and diversity.

Site provision and Encampments

- 3.141 Interviews carried out with stakeholders highlighted the following information about their knowledge of site provision in the Bath and North East Somerset area and their own operating area:
- None of those interviewed knew about any site provision provided by Bath and North East Somerset Council itself;
 - There was knowledge of up to five unauthorised sites, although one has temporary planning to 2015, in the Bath and North East Somerset area;
 - It was reported that the five sites identified had very basic facilities, although improvements had recently been made to one site, including the provision of a Portaloo and water supply;
 - Two stakeholders confirmed that they were either carrying out their own Gypsy and Traveller needs assessment or had been commissioned to do so from another organisation and that the work could highlight current and future site provision;
 - It was highlighted that all stakeholder authorities had authorised sites in their districts, some of which were owned and managed by the council concerned;
 - Some sites have waiting lists;
 - Some local authorities confirmed that they had a number of Showpeople sites in their area, but no information was provided about Showpeople sites in the Bath and North East Somerset area.
- 3.142 It was highlighted that some of the authorised sites, where the land was council owned, were either due to have a change in management or were managed by the County Council. In addition to this some sites, previously owned by councils, had been sold on and not necessarily to members of the Gypsy or Traveller or Showpeople communities.
- 3.143 It was acknowledged that some of the sites were specific to a community such as Gypsies or Irish Travellers. The experience was that there would be little chance of different groups mixing on a site. In addition to

this, even within one type of community it was reported there were frictions in terms of sites were the majority worked and those where residents did not.

It's dismal; they don't have any authorised sites and it depends on whether you are Irish or Roma etc as to what sites you could go on and there are only two places really and there aren't any facilities on any of the sites

That [site] is slightly different in the sense everybody there works. They see themselves as being different as they have university and college educated people and will drop criticism of the other sites, in terms of them not working or there are drugs and there are no drugs on their site.

3.144 The majority of those interviewed acknowledged that the current site provision in Bath and North East Somerset and its stakeholder areas did not meet the needs of the site residents, the wider Gypsy or Traveller community or indeed the authorities themselves, although some stated things were improving.

3.145 Interviewees stated that the reason why Gypsies or Travellers were attracted to encamp in their operating area illegally, was because of:

Work;

It being a mostly rural area;

Accessibility to road networks;

The area being attractive;

Glastonbury, seen either as a spiritual place or for the Festival and other festivals in the area; and

Family.

3.146 It was mentioned by several of those interviewed that there were no transit sites in the area and it was believed this was a key issue that needed to be resolved.

Community Relations and other issues

3.147 Some interviewees indicated that there were relatively few instances of issues relating to community relations between Gypsies and Travellers or Showpeople and the settled communities.

3.148 When issues did arise between Gypsies and Travellers and the settled community they did so because of planning applications or the call for sites for future accommodation provision for Gypsies or Travellers.

3.149 There was general recognition that the main issue related to the lack of site provision and/or where there were sites these were not big enough. It was also stated that the current sites were in the main poorly designed, in poor or dangerous locations and/or lacked basic facilities. However, there was an indication from some authorities that sites were being extended and/or refurbished.

3.150 Other issues relating to Gypsies and Travellers in particular included:

Accessibility to support and services;

Challenges in engaging with Gypsies and Travellers because of low levels of literacy and suspicion from them of those in authority;

Fear and general stigma relating to Gypsies and Travellers from the settled community including racial discrimination.

Trends

- 3.151 Some interviewees acknowledged that the area is popular and would indeed continue to become so because of opportunities to work at the many festivals that are held throughout the summer, transport links to other parts of the country and existing family ties:

For Showpeople it's a good base and they've been here historically for over 100 years

There are traditional travelling routes and the mystical spiritualism connection.

- 3.152 It was generally agreed that certain areas were more attractive than others, such as Glastonbury.

- 3.153 Interviewees reported an increase in the numbers of Gypsies and Travellers having a more settled existence and travelling less. This also included a slight trend towards moving into bricks and mortar accommodation:

Definitely an increase in people from those communities moving into bricks and mortar; I also believe that the community is being more open and willing to engage with the rest of the community

Because there is limited availability of sites, people are forced to go onto housing registers to bid for bricks and mortar. They probably do this even when they don't want to.

- 3.154 In relation to the slight increase in Gypsies or Travellers moving into bricks and mortar, this was not evidenced within the Bath and North East Somerset area. This may have been due to the monitoring systems in place in that any person completing an application for housing has a choice as to whether or not to declare their equality and diversity status:

We have surprisingly little data or little recorded exposure to people from that ethnic group. I know that in other local authority areas ... We are aware of people that have identified themselves as Gypsies or Travellers when being housed.

- 3.155 Some interviewees noted that there had been a steady increase regarding the number of privately owned sites. It was noted by the majority of those interviewed that these were more often than not in the Green Belt and that Gypsies or Travellers would move onto their land before seeking planning permission and this would lead authorities to pursue enforcement action, but this was often protracted:

On one site they are looking for planning permission, but the Council wasn't properly prepared and public went to town and they are now reviewing the process and not sure how long it will take to get it going again

The aspiration is to have their own land in the same way that most settled people that are, perhaps, living on a council estate would want to buy their council house or own a house. Gypsies or Travellers want to own their own land, they do come and ask where they can find land.

- 3.156 In some areas it was reported that there was a history of tolerating unauthorised sites and in addition to this there was an indication that there is a growing trend for Gypsies or Travellers or Showpeople to apply for planning consent before pitching up on a site:

We have a history of sites that are tolerated and although shown as unauthorised we do not do anything about them as they would be able to obtain a Certificate of Lawful Use as they have been residents there for a long time

Sites are coming through the planning system properly and not retrospectively.

- 3.157 Some of those interviewed reported that there was evidence of seasonal fluctuations, mainly seeing an increase in travelling during the summer months:

Yes, there are always more in the summer time, the majority of our unauthorised encampments are in the summer

They usually travel in the summer if at all. Not a prerequisite these days, but some perhaps when the fruit and flowers are about and perhaps up to autumn

Anecdotally again, to the festivals they come into work and go to other festivals afterwards.

Needs and Wants

- 3.158 Interviewees were asked about the criteria that should be borne in mind when determining where a Gypsy or Traveller or Show person site should be placed. The responses that were received were mixed.
- 3.159 It was generally agreed by respondents that the 'ideal' site would be one that is near a residential area whilst having reasonable proximity or ease of access to services and facilities such as shops, schools, healthcare and other local amenities. In addition to this, facilities on site should include play areas and places where the community could meet, as well as space to keep horses where applicable. Some mentioned that the more centrally located the more "visible" a site could be, which could give rise to complaints:

I think Gypsies and Travellers should have the opportunities to meet local residents in order to be understood more.

- 3.160 When asked about a preferred management structure it was put forward that having the involvement of residents was crucial to the success of the site:

I would say a structure that involves the people on the site itself being empowered to have their own management committee where they are able to liaise directly with whoever is the landlord

I think it would be great if it could be managed within the Gypsy or Traveller community and led from that community.

Cross-boundary Issues

- 3.161 Interviewees generally evidenced that there were main routes that would be particularly attractive to Gypsies or Travellers or Showpeople in the area such as the M4 and M5 and smaller roadways such as the A360. There were no particular reasons for Gypsies or Travellers or Showpeople to move to the area other than for travelling through the area, work and family.

The main routes are basically coming through Gloucester, following the M5 corridor through Bristol and down into Bath or across to Wales and then also up to Birmingham/Manchester.

- 3.162 It appeared from the interviews that some areas were experiencing more instances of having to move Gypsies and Travellers on than other areas and that it depended on the capacity of that council whether or not they could manage the situation. It was also recognised that it depended on how visible these encampments were and how much pressure was put on the council concerned to deal with the situation:

Ultimately it comes down to local capacity of the enforcement team... Elected members will highlight cases which they regard there is an urgent need for people to be moved on..."

- 3.163 Some of those interviewed thought it to be unlawful to move Gypsies or Travellers or Showpeople into other areas, or perhaps bad form to do so.
- 3.164 It was stated there were instances of the same Gypsies or Travellers moving in and out of the districts and that there was some evidence to suggest that this was because of planning applications having failed in the Bath and North East Somerset area. The majority stated, however, that there were few instances of Gypsies or Travellers being moved backwards and forwards between districts and those that did stop to encamp were likely to be Gypsies or Travellers moving through the districts on longer journeys.
- 3.165 It was generally recognised by those interviewed that all local authorities needed to provide additional sites, and that authorities were neither meeting the needs of the Gypsies or Travellers or Showpeople living on sites in their areas or meeting the needs of the wider Gypsy or Traveller or Showpeople communities. Bearing this in mind, they did not feel able to meet the needs of Gypsies or Travellers or Showpeople that were currently living outside of their areas because of the challenges that were arising to meet their own, local need. There appeared, nonetheless, to be a willingness to work together, especially in relation to transitory sites.

Consultation

- 3.166 In the main, mechanisms for consultation with all sectors of the Gypsy and Traveller and Showpeople communities remain patchy. The exception tends to be with regard to corporate learning, around Equality and Diversity, and meetings held by support practitioners such as the Gypsy and Traveller Education:

Wherever Gypsies or Travellers are concerned, I think there needs to be communication with them about access to services so they know what is available to help them to integrate with local residents

We do an equality and diversity session with SARI, they do a bus tour with lots of different communities in the area and Gypsies and Travellers are one of them.

- 3.167 Accessibility issues in relation to Gypsies and Travellers and Showpeople did not appear to be taken into account in relation to corporate consultation such as when new governance, policy or strategic direction is being considered by organisations.
- 3.168 The methods most normally used to consult with the different communities are through face to face interviews or meetings, but it was generally reported that this was in relation to specific issues on particular sites.

We have regular site meetings. We deal with all things about discrimination, health and safety, planning....and other things like changes in planning and policies in terms of Travellers' rights.

- 3.169 It was generally acknowledged that little had been improved in terms of monitoring consultation including specific areas such as ethnicity.

The Future

- 3.170 Several of those interviewed highlighted the difficulties in providing sites; these included:

Political will;

Land cost/financial constraints;

Land availability, especially with regard to the Green Belt;

Planning;

Local objection (NIMBYism) and any real or perceived impact on local residents.

We are having great difficulty in finding suitable sites as there is a shortage of suitable land available.

The public objections to sites would be the main thing and how the councils' handle them.

- ^{3.171} Some local authority areas are developing innovative ways to encourage the development of new sites such as the use of Land Trusts and through Section 106 contributions.
- ^{3.172} Asking stakeholders to consider where new sites could be developed highlighted that the majority of local authorities who responded were already searching for sites, or were in the early stages of planning to do so. None of the stakeholders interviewed highlighted any sites other than those where planning applications had already been turned down. There was evidence of caginess in relation to this issue, and this may be because of the amount of public interest there has been in the call for sites from some authorities and indeed the difficulties in finding appropriate sites.
- ^{3.173} There was evidence of a certain amount of scepticism because of the change in government and how this could affect authorities in their search for sites and their commitment to assist Gypsies or Travellers or Showpeople in terms of meeting their needs:

There is some policy, but no practice

The council shot itself in the foot as they didn't stick to it (the criteria) ... and the public beat them up about that inaccuracy

Oh dear, the government has given some money on the one hand to authorities, but there is the Localism Act that will abolish the Regional Spatial Strategy. So now councils have the decision they have more money for sites, but also more money for enforcement.

4. Gypsy and Traveller Population

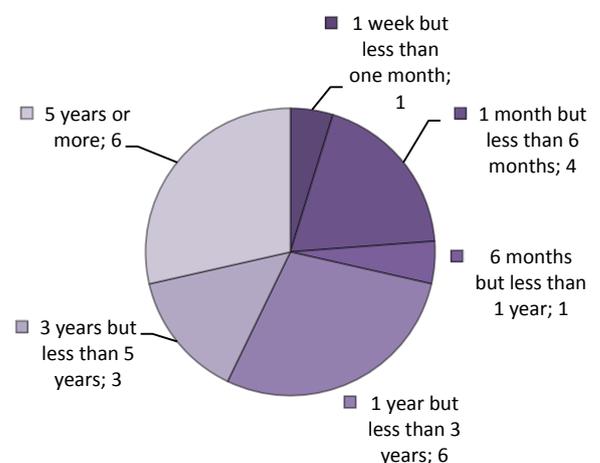
Survey of the Gypsy and Traveller Population

- 4.1 One of the major components of this assessment was a detailed survey of the Gypsy and Traveller population in BANES. This aimed to identify current households with housing needs, and to assess likely future household formation from within the existing households to help judge the need for future site provision. The survey sought to provide a baseline position on the resident Gypsy and Traveller population of BANES.
- 4.2 Interviews were attempted with every Gypsy and Traveller household in the area who were present in September and October 2012 and therefore, the baseline point for the findings of this study is October 2012. Throughout the survey period interviewers worked from 9am to 7pm each day and made repeated visits to each household until a successful interview was concluded. In total, interviews were achieved on-site with 21 households. This represents a very high share of all households on-site in BANES.
- 4.3 Throughout this study the person responding to the survey will be referred to as the respondent, and in questions which refer to all people in the household they will be referred to as household members. Throughout the remainder of this report the numbers which appear on the charts represent the number of respondents who appear in that category. In all charts those respondents who answered 'don't know', or did not answer the question, are omitted unless otherwise stated.

Length of Residence

- 4.4 There was a varied length of residence in BANES, although the majority (15 respondents) had lived on their current site for more than 1 year. 18 respondents identified their current site as being their permanent base, while 3 respondents did not, with two stating that they do not have a permanent base and the third household having a base in Wales.

Figure 2
Length of Time Respondents Have Lived on Their Current Site, by all Respondents (Source: Survey of Gypsy and Traveller Population On-site 2012)

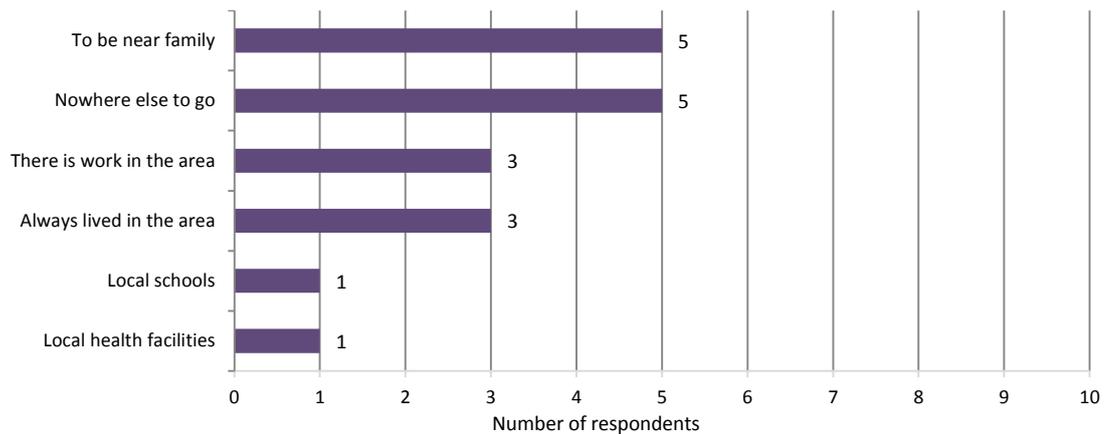


Attractions of BANES

- 4.5 Respondents were asked to identify the main reasons that attracted them to live in BANES. They were allowed to select as many reasons as they wished from a list of nine options. The main factors which attracted respondents to the area were to be near to their family and that they had nowhere else to go.

Figure 3

What Attracted Them to Live in the Area, by all Respondents (Source: Survey of Gypsy and Traveller Population On-site 2012)

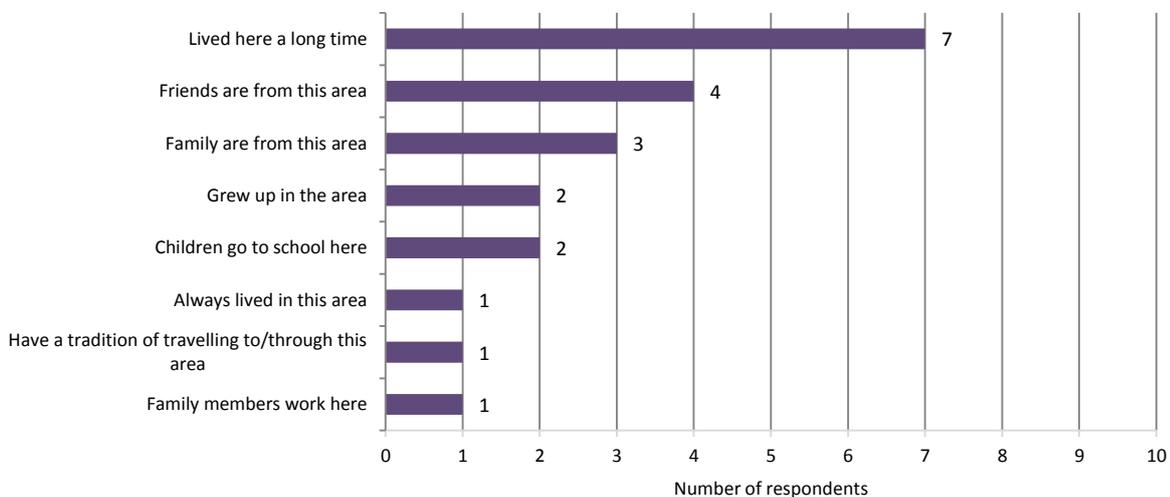


Connections with the Area

- 4.6 Two thirds (14 respondents) felt they have strong connections to BANES. In particular, the chart below shows that the main connection was that they had always lived in the area; while 4 respondents' friends were from the area and 3 had family from the area.

Figure 4

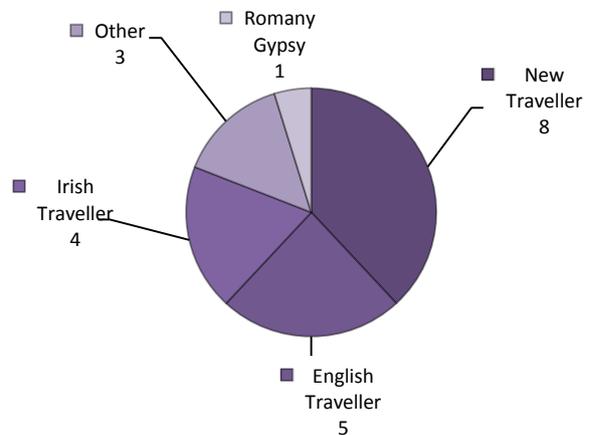
Nature of Local Connections in Bath and North East Somerset, by all Respondents (Source: Survey of Gypsy and Traveller Population On-site 2012)



Ethnic Background

- 4.7 8 respondents explicitly identified themselves as being New Travellers while another 5 identified themselves as English Travellers and 4 Irish Travellers. The three people who stated 'Other' identified themselves as being homeless.

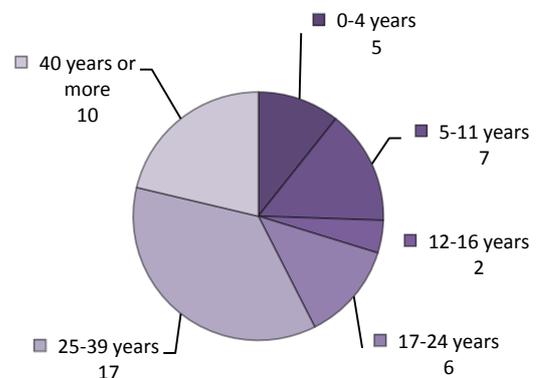
Figure 5
Ethnic Group by all Respondents (Source: Survey of Gypsy and Traveller Population On-site 2012)



Age and Household Profile

- 4.8 The households showed a mixed range of ages across their members. 17 respondents were between the ages of 25 and 39 and further 10 were 40 years or older. 9 members were of school age and another 5 were children aged 4 years or less.

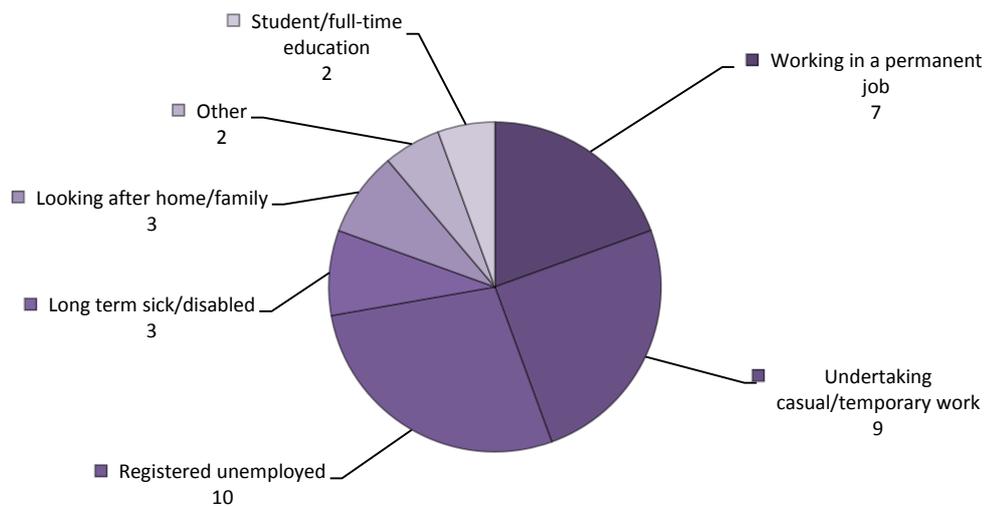
Figure 6
Age of Household Members, by all Household Members (Source: Survey of Gypsy and Traveller Population On-site 2012)



Employment Status

- 4.9 The employment status of household members aged 16 years or older is shown in Figure 7. Of those who had their employment status recorded, 16 respondents were working (7 in permanent jobs and 9 undertaking casual or temporary work). 10 respondents were registered unemployed with a further 2 being students or in full-time education.

Figure 7
Employment Status of Household Members, by All Household Members Aged Over 16 Years (Source: Survey of Gypsy and Traveller Population On-site 2012)



Health Problems

- 4.10 Over half of those interviewed (11 respondents) reported that their household contained at least one member who suffered with a long-term health problem. However none of these households reported that they require any adaptations in the home in order to meet the care needs of those with long-term health problems.

5. Existing Sites

Additional Caravans

- 5.1 All respondents were asked if they require extra caravans. The evidence from the survey is that 4 respondents would like more caravans within their existing household, specifically for older children and adult relatives. 2 respondents said that they would require two additional caravans while the remaining 2 households said they would require three. All households believed that there was space on their existing sites in order to accommodate the additional caravans.
- 5.2 The phrasing of this question focused on a need rather than a demand for more caravans. Respondents were asked, irrespective of who was purchasing the caravans, whether they needed more caravans for household members. Therefore, this question simply reflected a perceived need for more caravans, rather than an ability to afford (demand for) more caravans.
- 5.3 5 households reported that there were people living elsewhere who they would like to have living with them and this group mostly wanted sons or daughters to be living with them. The majority of these additional persons were either living outside of BANES area or were sharing with other friends or relatives.

Views of Sites

- 5.4 Over three fifths of households were satisfied with their current site (13 respondents). 7 respondents were neither satisfied or dissatisfied, and 1 respondent expressed dissatisfaction.
- 5.5 Figure 9 shows reasons given by respondents as to why their current accommodation did not meet their current needs in terms of accommodation quality and space, site facilities and location.
- 5.6 4 respondents felt their current site was lacking facilities, while 3 felt it was too small and another 3 felt it was too dirty/polluted.
- 5.7 All respondents who reported that their current site did not meet their needs felt that their needs could be addressed at their current site.

Figure 8
Satisfaction with Current Site, by all Respondents (Source: Survey of Gypsy and Traveller Population On-site 2012)

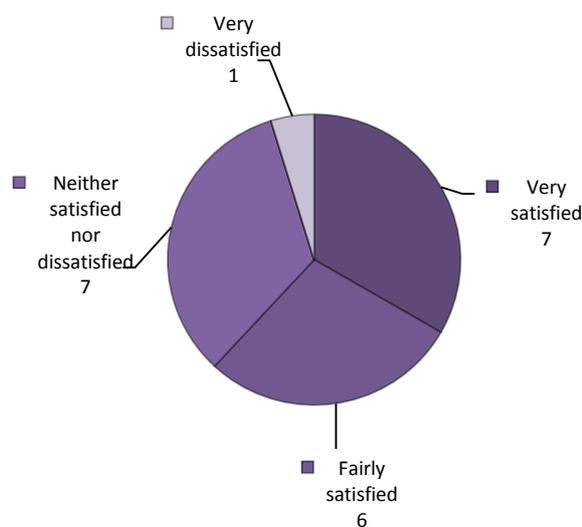
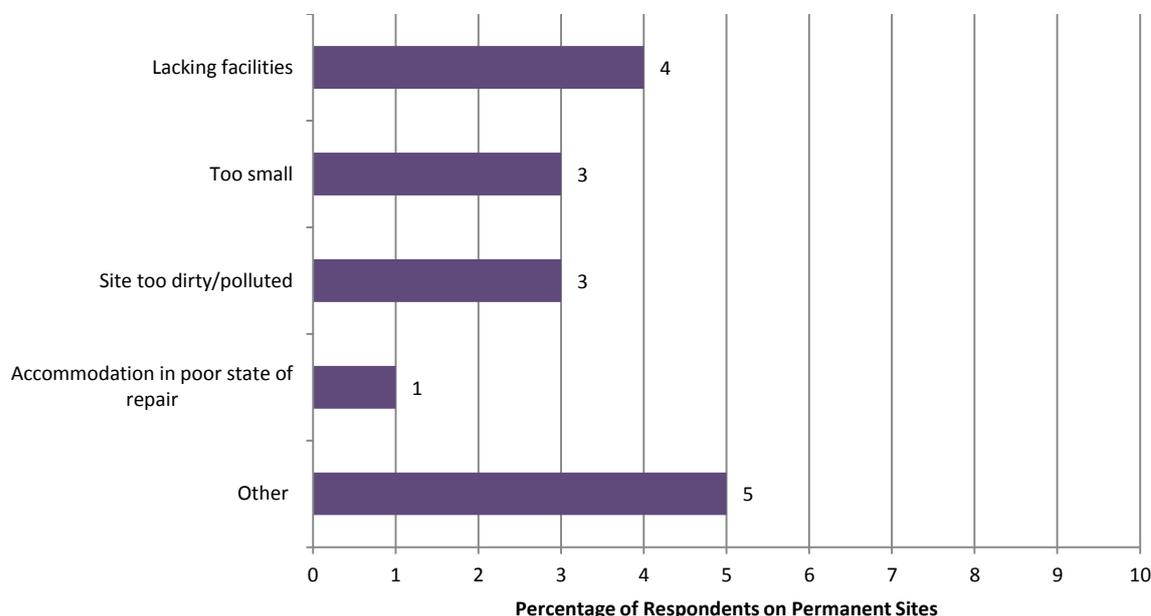
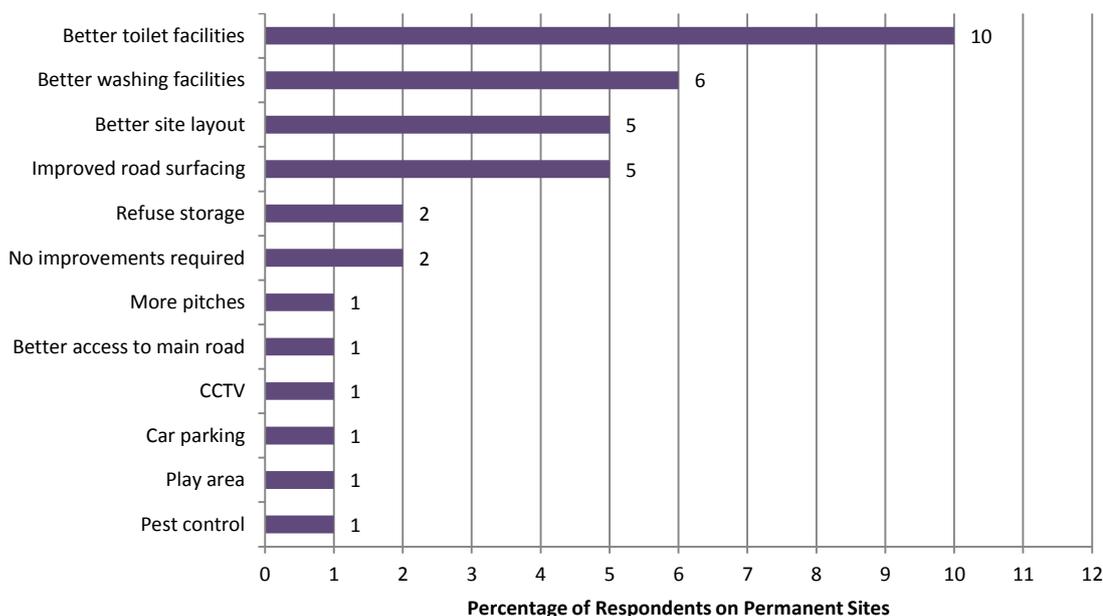


Figure 9
Does Current Site Meet Needs in terms of Accommodation Quality and Space, Site Facilities and Location, by all Respondents on Permanent Sites (Source: Survey of Gypsy and Traveller Population On-site 2012)



- 5.8 Figure 10 shows the improvements which were identified by respondents as being required at their permanent sites.
- 5.9 Just under half (10 respondents) wanted better toilet facilities, while 6 stated better washing facilities. Others would like to see better site layout (5 respondents) and improved road surfacing (5 respondents) at their sites.

Figure 10
Improvements Which Respondents Would Like to See on Their Site, by all Respondents on Permanent Sites (Source: Survey of Gypsy and Traveller Population On-site 2012)



Previous Accommodation

- 5.10 Nearly 40% (8 respondents) have previously lived in a house, bungalow or a flat. Figure 11 shows that for 2 respondents this was less than a year ago.

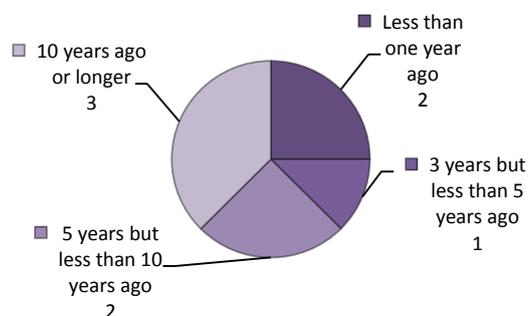
Propensity to Travel

- 5.11 17 of the 21 respondents interviewed reported that they had not travelled at all during the past 12 months, and only 3 respondents who had not travelled in the past 12 months had travelled in the past at all.

Future Aspirations

- 5.12 5 respondents identified that they either wanted or needed to move to a new permanent base within the next 15 years. Reasons cited by respondents for wanting/needing to move in the future included family reasons, wanting move to a better place for their children and wanting to live on self-owned own land. Respondents gave Bath, Bristol City and Cardiff as the ideal locations where they wanted to establish their new permanent bases.
- 5.13 2 respondents wanted to move into a caravan or trailer that is on a Council run site, while 1 said they would prefer a caravan or trailer that is on a private site that is owned by others. 2 respondents want to live in a caravan or trailer that is on a private site owned by them.

Figure 11
Length of time last lived in a house, bungalow or flat, by all Respondents (Source: Survey of Gypsy and Traveller Population On-site 2012)



6. Future Site Provision

Site Provision

- 6.1 This section focuses on the extra site provision which is required in BANES currently and over the next 15 years by 5 year segments. This time period allows for robust forecasts of the requirements for extra provision based upon the evidence contained within this survey and also secondary data sources.
- 6.2 This section concentrates not only upon the total extra provision which is required in the area, but whether this provision should be in the form of public or private sites and whether is there a need for any transit site / emergency stopping place provision.
- 6.3 The March 2012 CLG document ‘Planning Policy for Traveller Sites’, requires an assessment for future pitch requirements, but does not provide a suggested methodology for undertaking this calculation. However the key factor in any calculation such as this is to compare the amount of extra site space which will become available with a prediction of the need for extra space on sites.

Current Gypsy and Traveller Site Provision

- 6.4 There is currently one pitch with temporary planning permission in BANES. This permission expires in 2015. Therefore, there is no vacant space on existing sites and no space will become vacant at any point.
- 6.5 The next stage of the process is to assess how much space is, or will become, available on existing sites.

Additional Site Provision

- 6.6 The next stage of the process is to assess how many households are likely to be seeking pitches in the area. Groups of people who are likely to be seeking pitches will include those:
- seeking permanent site accommodation in the area
 - on unauthorised encampments
 - on unauthorised developments for which planning permission is not expected to be granted
 - new households expected to arrive from elsewhere
 - new family formations expected to arise from within existing households
 - in housing but with a need for site accommodation.

Temporary Planning Permissions

- 6.7 BANES currently has one site with temporary planning permission for one pitch. The permissions will expire inside of the next 5 years, so they have been counted as need within this assessment, but not as supply of pitches.

Current Unauthorised Developments and Encampments

- 6.8 As noted earlier, almost all Gypsy and Traveller households on-site in BANES are on unauthorised sites. The household survey featured 20 interviews with these households. However, the survey threw up some interesting findings and therefore the 20 interviews do not convert directly into a requirement for 20 pitches.
- 6.9 Of the households interviewed on-site, three identified themselves as not being from any Gypsy and Traveller group, but stated instead that they were homeless. Therefore, these households do not require authorised pitches, but instead require housing.
- 6.10 One other household planned to leave the area and move to Wales. Therefore, they do not require a pitch in BANES.
- 6.11 This leaves 16 households on unauthorised sites who wish to stay in the area. Of these, four want to move. Two wish to set up their own private sites, one wants to move to a private site run by others and one wishes to move to a Council run site. Of those who are on unauthorised sites and who wish to stay in the area, four are Irish Travellers, five are English Travellers and seven are New Travellers.

In-migration from Other Sources

- 6.12 The most complicated area for a survey such as this is to estimate how many households will require accommodation from outside the area. Potentially Gypsies and Travellers could move to the BANES authorities from anywhere in the country.
- 6.13 Overall the level of in-migration to BANES is a very difficult issue to predict. Given the lack of existing authorised pitches in the area, anyone coming to the BANES would be moving to new sites, or to existing unauthorised sites.
- 6.14 Rather than assess in-migrant households seeking to develop new sites in the area, we would propose that each case is assessed as a desire to live in the area and that site criteria rules are followed for new each site. It is important for BANES to have clear criteria based planning policies in place for any new potential sites which do arise.

New Household Formation

- 6.15 It is recognised that an important group for future pitch provision will be older children who form their own households. The age profile indicates that the population of BANES is not particularly young when compared with other Gypsy and Traveller communities. Only two persons aged 17-24 years are not in separate households, there are also two children aged 11-16 years and 6 children aged 5-11 years likely to stay in the area.
- 6.16 On the basis that each one of these children will form a household on-site with another person the next 15 years, this would equate to 5 extra households (10/2).

Bricks and Mortar

- 6.17 No formal interviews took place with households in bricks and mortar. However, this study has identified six households currently in bricks and mortar in BANES who would wish to move to a public site in the area if one existed.

Overall Needs

- 6.18 The estimated extra site provision that is required now and in the near future for BANES will be 28 pitches to address the needs of all identifiable households. This includes the existing households on temporary or unauthorised sites, those in bricks and mortar and growth in household numbers due to household formation.

Figure 12
Extra Pitches which are Required in BANES from 2012-2027 for Gypsies and Travellers

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Current unauthorised developments or encampments and seeking to stay in the area	16	-	16
Currently on sites with temporary planning permission	1	-	1
In-migration	0		0
New household formation	5	-	5
Supply from out-migration to other areas		0	(0)
Movement to and from bricks and mortar	6	0	6
Additional supply dissolution	-	0	0
Additional supply from empty pitches	-	0	0
Additional supply new sites	-	0	0
Total	28	0	28

Split Public/Private Sites to 2027

- 6.19 A further issue is the type of sites where the extra pitch provision should be. All household in bricks and mortar wish to move to a public site, while only one household on an unauthorised site wishes to do so. Therefore, we have allocated these households to a public site to be provided as soon as possible with the remainder of the households being allocated to private sites.
- 6.20 In summary, Figure 13 sets out the net requirement for new pitch provision by public and private sites until 2027.

Figure 13
Extra Pitch Provision in BANES by Public and Private Sites

	2012-2017		2018-2022		2023-2027	
	Public	Private/New Traveller	Public	Private/New Traveller	Public	Private/New Traveller
Total	7	17	0	1	0	3

Transit/Emergency Stopping Site Provision

- 6.21 There is currently no transit site in the study area. The high level of unauthorised encampment and the rate of turnover on these would appear to highlight a clear gap in provision for at least one transit site in the area. Given the total scale of encampments a 5 pitch transit site to be provided within the first 5 year period should help to manage unauthorised encampments.

Showmen

- 6.22 There is currently no authorised Showmen's yard in BANES. However the stakeholder consultation has indicated that Showmen and circus performers are very active in the area.
- 6.23 Currently there are two unauthorised traditional Showmen sites within BANES, both situated on farms. These sites are not known to the Council.
- 6.24 There are also an extremely high number of other Showmen who are actively seeking sites in BANES. These are predominantly from the Association of Independent Showmen who work around festivals. Our sources from stakeholder engagement have put us in contact with up to 30 independent Showmen living in BANES at any one time and another 10 who are looking for accommodation in the area.
- 6.25 There are two large groups of independent Showmen living on farms in BANES who are not known to the Council. At any one time these two groups contain between 20 and 25 households collectively. There are also single persons or smaller groups of households at other locations within the authority.
- 6.26 The existence of a comparatively large population of Showmen who are not known to the Council is unique in ORS' experience of undertaking surveys such as this one. ORS have interviewed the vast majority of these households by telephone to verify their existence and also to confirm that they are not being double counted.
- 6.27 Therefore, we consider that there are at least 30 Showmen or alternative Showmen households who are currently living in BANES. These households would form an immediate requirement. There are also another 10 households who are actively seeking accommodation in BANES, and in many case these households wish to live with those currently on unauthorised sites in BANES. On this issue we would reiterate that Planning Policy for Traveller Sites paragraph 8 states:

'Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area.'

- 6.28 The 10 households currently outside of BANES, but actively seeking accommodation within the district, can be considered as being very likely to need permanent accommodation. They do not derive from an extrapolation of past trends or assumptions about future trends, but are instead based on real households. Therefore, we consider that they are appropriate to consider as part of the current need. Therefore, the total need for Showmen plots in BANES is 40 in the next 5 years.
- 6.29 We would note that the age profile of the Showmen tends to be relatively young and few appear to have older children. Therefore, there is no evidence that there is a need to allow for household growth in this population beyond the next 5 years.

^{6.30} We would also note that we spoke to a number of other independent Showmen households who are currently living in Bristol or South Gloucestershire. These households are also living on unauthorised sites, but would rather remain near their current locations and therefore form part of the needs for Bristol and South Gloucestershire rather than in BANES. It is only households who are actively seeking to live in BANES who have been counted as part of the need.

7. Conclusions

Introduction

- 7.1 This chapter brings together the evidence presented earlier in the report to provide some key policy conclusions for BANES. It focuses upon the key issues of future site provision for Gypsies and Travellers and also Showmen.

Gypsy and Traveller Future Site Provision

- 7.2 Based upon the evidence presented in Chapter 6, the estimated extra pitch provision that is required for Gypsies and Travellers in the next 15 years in BANES is 28 pitches, with 24 of these being required in the next 5 years. These figures should be seen as the minimum amount of provision which is necessary to meet the identifiable needs of the population.
- 7.3 We would note that the BANES Local Plan is anticipated to run from 2014-2029, rather than from 2012 onwards. However, almost all of the need is for households who are on existing unauthorised sites or who are in bricks and mortar in BANES. Therefore the requirement for the period 2012-2017 or 2012-2019 is 24 pitches.

Public/Private Site Provision

- 7.4 The pitch requirement for BANES is drawn from households on unauthorised private sites and from those in bricks and mortar. All household in bricks and mortar wish to move to a public site, while only one household on an unauthorised site wishes to do so. This provides for a requirement for 7 pitches on public sites and 17 on private sites in the next 5 years.
- 7.5 An option which BANES may wish to consider is, rather than seek to develop new public sites and pitches, to develop a private rented sector for Gypsies and Travellers in the authority. This could potentially allow the need for public site pitches to be met on private sites, with the help of housing benefit if necessary.

Transit Sites

- 7.6 There are currently no transit sites in BANES. This study concludes that there is an identified need for a small transit site of around 5 pitches to be provided in the next 5 years.

Showmen Requirements

- 7.7 There is currently no authorised Showmen's yard in BANES. ORS spoke to two unauthorised traditional Showmen sites within BANES, both situated on farms. These sites are not known to the Council and neither site intends to move in the near future.
- 7.8 There are also an extremely high number of independent Showmen who are actively seeking sites in BANES. ORS have been able to verify that there are at least 30 Showmen or alternative Showmen

households who are currently living in BANES. These household would form an immediate requirement. There are also another 10 households who are actively seeking accommodation in BANES and we consider that they are appropriate to consider as part of the current need. Therefore, the total need for Showmen plots in BANES is 40 in the next 5 years.

- 7.9 Again we would note that the BANES Local Plan is anticipated to run from 2014-2029. However, all of the need is for households who are on existing unauthorised sites or who are actively seeking to live in BANES. Therefore the requirement for the period 2012-2017 or 2012-2019 is 40 plots.
- 7.10 We would note that the age profile of the Showmen tends to be relatively young and few appear to have older children. Therefore, there is no evidence that there is a need to allow for household growth in this population beyond the next 5 years.