



**Buckinghamshire
Council**

Buckinghamshire Council Gypsy and Traveller Accommodation Assessment (GTAA)

Final Report

July 2025



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Fieldwork

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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY.....	5
Introduction and Methodology	5
Background	5
Key Findings	6
Recommendations.....	8
2. INTRODUCTION.....	11
Definitions.....	11
Legislation and Guidance for Gypsies and Travellers	13
3. METHODOLOGY	16
Background	16
Our approach to Fieldwork.....	16
Desk-Based Review	17
Stakeholder Engagement.....	17
Community Engagement	18
Bricks and Mortar Households	18
Timing of the Fieldwork	19
Our Analysis	19
Undetermined Households.....	19
Calculating the Current and Future Need.....	20
4. GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE SITES/YARDS AND POPULATION	24
Introduction	24
Sites and Yards.....	25
MHCLG Traveller Caravan Count	26
5. STAKEHOLDER ENGAGEMENT	27
Introduction	27
Views of Council Officers	28
Neighbouring Authorities	29
6. SURVEY OF TRAVELLING COMMUNITIES	30
Interviews with Travellers.....	30
7. CURRENT AND FUTURE PITCH PROVISION.....	34
Introduction	34
New Household Formation Rates	34
Household Planning Status	36
Interviews with Gypsies and Travellers in Bricks and Mortar	37
Migration/Roadside	37
Public Sites.....	37
Gypsy and Traveller Needs	38
Pitch Needs – Undetermined Gypsies and Travellers.....	39
Travelling Showpeople Needs	41
Plot Needs – Travelling Showpeople that met the PPTS 2024 Planning Definition	41
Plot Needs – Undetermined Travelling Showpeople.....	42
Transit Requirements	44

8. CONCLUSIONS.....	46
Gypsies and Travellers	46
Travelling Showpeople.....	47
Transit Provision	47
Summary of Need to be Addressed – Gypsies and Travellers.....	47
Summary of Need to be Addressed – Travelling Showpeople	48
APPENDICES	49
Appendix A: Glossary of Terms / Acronyms Used	49
Appendix B: Site and Yard List	51
Appendix C: Household Interview Questionnaire	55
Appendix D: Technical Note on Household Formation and Growth Rates	62

TABLE OF FIGURES

Figure 1 – Need for Gypsy and Traveller households in Buckinghamshire (2025 – 2045).....	7
Figure 2 – Need for Gypsy and Traveller households by year periods	7
Figure 3 – Need for Travelling Showpeople households in Buckinghamshire (2025 – 2045).....	7
Figure 4 – Need for Travelling Showpeople households by year periods.....	8
Figure 5 - Total amount of provision in Buckinghamshire (July 2025).....	26
Figure 6 – Interviews completed in Buckinghamshire	30
Figure 7 – Planning status of households in Buckinghamshire	36
Figure 8 – Need for Gypsy and Traveller households in Buckinghamshire that met the Planning Definition	38
Figure 9 – Need for Gypsy and Traveller households in Buckinghamshire that met the Planning Definition by year periods	39
Figure 10 – Need for undetermined Gypsy and Traveller households in Buckinghamshire.....	39
Figure 11 – Need for undetermined Gypsy and Traveller households in Buckinghamshire by year periods	40
Figure 12 – Need for Travelling Showpeople households in Buckinghamshire that met the Planning Definition	41
Figure 13 – Need for Travelling Showpeople households in Buckinghamshire that met the Planning Definition by year periods.....	42
Figure 14 – Need for undetermined Travelling Showpeople households in Buckinghamshire	42
Figure 15 – Need for undetermined Travelling Showpeople households in Buckinghamshire by year periods	43
Figure 16 – Total Need for Gypsy and Traveller households	48
Figure 17 – Total Need for Travelling Showpeople households	48

1. EXECUTIVE SUMMARY

Introduction and Methodology

- ^{1.1} The primary purpose of this Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the Buckinghamshire Council (the Council) area.
- ^{1.2} This GTAA provides a credible evidence base which can be used to support the preparation of Local Plan Policies and, where appropriate, the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the period 2025 to 2045. This covers the Council's new Local Plan period and the 15-year requirements set out in Planning Policy for Traveller Sites (PPTS). The outcomes of this study supersede the outcomes of the previous GTAA for former districts in Buckinghamshire.
- ^{1.3} The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the Council area through a combination of desk-based research, stakeholder interviews, and engagement with members of the Travelling Community. This includes those living on all known sites, yards, and encampments, as well as seeking to engage with households living in bricks and mortar accommodation.
- ^{1.4} A total of 149 interviews or proxy interviews were completed with Gypsies and Travellers living on sites in Buckinghamshire. A total of 21 interviews were completed with Travelling Showpeople yards in Buckinghamshire. In addition, a 1 interview was completed with a household living in bricks and mortar and 3 interviews were completed with households living on the roadside in Buckinghamshire.
- ^{1.5} A total of 6 stakeholder interviews were also completed.
- ^{1.6} The baseline date for the study is July 2025.

Background

- ^{1.7} Gypsy and Traveller Local Plan Policies should give consideration to addressing need from households that meet the 2024 PPTS planning definition of a Traveller through the intensification or expansion of the existing sites and yards where need has been identified. Consideration should then be given to granting planning permission for any temporary and unauthorised sites or yards. If any residual need remains then consideration will need to be given to the allocation of new pitches or plots.
- ^{1.8} The Council could also put in place a Criteria-Based Local Plan Policy (as suggested in Paragraph 11 in the PPTS) to manage the need from Undetermined households, as well as to deal with any potential windfall applications, potential need from in-migration, or from bricks and mortar.
- ^{1.9} Paragraph 62 of the National Planning Policy Framework (NPPF) 2024 sets out that in determining the minimum number of homes needed, *strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.*
- ^{1.10} Paragraph 63 then states that [emphasis added] *Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in*

planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; **travellers**; people who rent their homes and people wishing to commission or build their own homes.

- ^{1.11} Footnote 27 to this section states that 'Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.'

Key Findings

- ^{1.12} The findings of this report should be considered as part of future housing mix and type within the context of the assessment of overall housing need in relation to Gypsies, Travellers and Travelling Showpeople. Whilst the findings in this report are aggregated totals for the whole of Buckinghamshire, the Council have been provided with more detailed breakdowns to support the preparation of any future Local Plan Policies.

Pitch Needs – Gypsies and Travellers

- ^{1.13} In July 2025 the Council identified 423 Gypsy and Traveller pitches in Buckinghamshire:
- » 51 private sites with permanent planning permission (349 pitches);
 - » 3 private sites with temporary planning permission (8 pitches);
 - » 1 site that is tolerated for planning purposes (2 pitches);
 - » 12 unauthorised sites (58 pitches).
- ^{1.14} Our research concluded that 276 Gypsy or Traveller households met the 2024 PPTS planning definition and that there were 147 households where it was not possible to confirm their status. These 147 households are likely to meet the 2024 PPTS planning definition and are referred to as Undetermined Households for the purposes of this GTAA.
- ^{1.15} Our research identified a need for **360 pitches** emerging from the 276 households that met the 2024 PPTS planning definition. This is made up of 23 pitches for households on unauthorised developments; 4 pitches for households on sites with temporary permission; 120 pitches for households or single adults that are concealed/doubled-up/over-crowded; 74 pitches from a 5-year need from teenage children; 3 pitches for roadside/in-migration; 2 pitches due to movement from bricks and mortar; and 134 pitches from new household formation, using a formation rate of 2.00% derived from the household demographics.
- ^{1.16} There is also a need for **321 pitches** emerging from the 150 undetermined households. This is made up of 15 pitches from households on unauthorised developments; 1 pitch from households on sites with temporary permission; a modelled need for 132 pitches from concealed/doubled-up/over-crowded households or single adults; a modelled need for 76 pitches for a 5-year need from teenage children; and 97 pitches from new household formation, using the ORS national formation rate of 1.50%.
- ^{1.17} The overall pitch needs for Gypsies and Travellers for the period 2025 – 2045 are summarised in Figure 1.

Figure 1 – Need for Gypsy and Traveller households in Buckinghamshire (2025 – 2045)

Status	2025 – 2045
Need from households who meet the Planning Definition	360
Undetermined	321
TOTAL	681

- ^{1.18} The need from households that meet the planning definition and for undetermined households can be distributed across year periods as shown in Figure 2.

Figure 2 – Need for Gypsy and Traveller households by year periods

Year Period	Dates	PPTS Need	Undetermined Need
0 – 5	2025 – 29	226	224
6 – 10	2030 – 34	38	28
11 – 15	2035 – 39	42	30
16 – 20	2040 – 44	46	33
21	2045	8	6
0 – 21	2025 – 45	360	321

Plot Needs – Travelling Showpeople

- ^{1.19} In July 2025 the Council identified 34 Travelling Showpeople plots in Buckinghamshire:
- » 5 Travelling Showpeople yards with permanent planning permission (30 plots);
 - » 1 unauthorised Travelling Showpeople yard (2 plots).
- ^{1.20} Our research concluded that all 34 Travelling Showpeople households that were interviewed met the 2024 PPTS planning definition. There were also 10 households where it was not possible to complete an interview. These 10 households are likely to meet the 2024 PPTS planning definition and are referred to as Undetermined Households for the purposes of this GTAA.
- ^{1.21} Our research identified a need for **23 plots** emerging from the 34 households that met the 2024 PPTS planning definition. This is made up of 13 plots for concealed or doubled-up households or single adults; 5 plots for teenagers; and 5 plots from new household formation, using a formation rate of 1.00% derived from the household demographics.
- ^{1.22} There is also a need for **15 plots** emerging from the 10 undetermined households. This is made up of 2 plots from households on unauthorised developments; a modelled need for 5 plots from concealed/doubled-up/over-crowded households or single adults; a modelled need for 2 plots for a 5-year need from teenage children; and 6 plots from new household formation, using the ORS national formation rate of 1.50%.
- ^{1.23} The overall plot needs for Travelling Showpeople for the period 2025 – 2045 are summarised in Figure 3.

Figure 3 – Need for Travelling Showpeople households in Buckinghamshire (2025 – 2045)

Status	2025 – 2045
Need from households who meet the Planning Definition	23
Undetermined	15
TOTAL	38

- ^{1.24} The need from households that meet the planning definition and for undetermined households can be distributed across year periods as shown in Figure 4.

Figure 4 – Need for Travelling Showpeople households by year periods

Year Period	Dates	PPTS Need	Undetermined Need
0 – 5	2025 – 29	18	9
6 – 10	2030 – 34	1	2
11 – 15	2035 – 39	1	2
16 – 20	2040 – 44	2	2
21	2045	1	0
0 – 21	2025 – 45	23	15

Recommendations

Gypsy and Traveller Recommendations

- ^{1.25} A summary of recommendations for addressing need from Gypsies and Travellers are set out below:
- » In general terms need identified in a GTAA is seen as need for pitches. As set out in Chapter 4 of this report, the now withdrawn Government Guidance on Designing Gypsy and Traveller Sites recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for two vehicles and a small garden area. This guidance relates primarily to the provision of pitches on public sites but can also be more broadly applied to the provision of pitches on private sites.
 - » Whilst there is no standard size for a Gypsy and Traveller pitch, Guidance¹ recommends an average pitch size of 320m² but also suggests that a variety of pitch sizes – including small, medium and large pitches can enable different sized families to be accommodated on sites (equivalent to two, three and four-bedroom houses) and can contribute to affordability.
 - » For need arising from private sites the Council will need to consider the expansion or intensification of these sites, or to address need through new site/pitch allocations. Where they have been identified the Council should also consider the regularisation of sites with temporary planning permission and of unauthorised sites.
 - » The Council will also need to carefully consider how to address any potential needs from Undetermined households; from households seeking to move to Buckinghamshire (immigration); or from households currently living in bricks and mortar who may wish to move to a site. In terms of the Local Plan Policies, the Council could use or put in place Criteria-Based Local Plan Policies as suggested in the PPTS.
 - » Future need from new household formation could also be met through natural turnover of pitches over time, or through enforcing against any pitches not found to be occupied by Gypsies or Travellers.

¹ Leeds City Council: *Gypsy and Traveller Site Design Guide (2020)*.

Travelling Showpeople Recommendations

^{1.26} A summary of recommendations for addressing need from Travelling Showpeople are set out below:

- » In general terms need identified in a GTAA is seen as need for plots. Whilst there is no standard size for a Travelling Showpeople plot, guidance² recommends an average plot size of 2,000m². However, this should be viewed with some caution given the age of the guidance. In recent years many Showpeople have sought to diversify their working practices and many do not now need as much space for the storage and maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.
- » For need arising from private yards the Council will need to consider the expansion or intensification of these yards, or to address need through new yard/plot allocations. Where they have been identified the Council should also consider the regularisation of yards with temporary planning permission and of unauthorised yards.
- » The Council will also need to carefully consider how to address any potential need from Undetermined households; from households seeking to move to Buckinghamshire (in-migration); or from households currently living in bricks and mortar who may wish to move to a yard. In terms of the Local Plan Policies, the Council could use or put in place Criteria-Based Local Plan Policies as suggested in PPTS.
- » Future need from new household formation could also be met through natural turnover of plots over time, or through enforcing against plots not found to be occupied by Travelling Showpeople.
- » Whilst the findings in this report are aggregated totals for the whole of Buckinghamshire due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

Transit Recommendations

^{1.27} A summary of recommendations for addressing transit need are set out below:

- » Due to historic low numbers of encampments, it is not recommended that there is a need for additional formal public transit provision in Buckinghamshire at this time.
- » The situation relating to levels of unauthorised encampments should continue to be monitored. As well as information on the size and duration of the encampments, this monitoring should also seek to gather information from residents on the reasons for their stay in the local area; whether they have a permanent base or where they have travelled from; and whether they have any need or preference to settle permanently in the local area. This information should be collected as part of a Welfare Assessment (or similar).
- » It is recommended that a review of the evidence base relating to encampments, including the monitoring referred to above, should be undertaken on an annual basis. This will establish whether there is a need for investment in any new transit provision or emergency stopping places, or whether the current approach is preferable.
- » In the short-term the Council should continue to use its current approach when dealing with encampments and management-based approaches such as negotiated stopping agreements could also be considered.

² The Showmen's Guild: *Travelling Showpeople's Sites – A Planning Focus* (2007).

- » The term 'negotiated stopping' is used to describe agreed short-term provision for Gypsy and Traveller caravans. It does not describe permanent 'built' transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets. Agreements are made between the Council and the (temporary) residents regarding expectations on both sides. See www.negotiatedstopping.co.uk for further information.
- » Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold-water supply; portaloos; sewerage disposal point and refuse disposal facilities.

2. INTRODUCTION

- 2.1 The primary purpose of this Gypsy and Traveller Accommodation Assessment (GTAA), is to provide a robust assessment of current and future need for Gypsies, Travellers, and Travelling Showpeople accommodation in Buckinghamshire Council.
- 2.2 The outcomes of the study will supersede the outcomes of the previous Gypsy, Traveller, and Travelling Showpeople Accommodation Needs Assessment (GTAA) completed for the previous district Councils.
- 2.3 The study provides an evidence base to enable the Council to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, Planning Policy for Traveller Sites (PPTS) 2024, the Housing and Planning Act (2016), the National Planning Policy Framework (NPPF) 2024, and the Planning Practice Guidance (PPG) 2021.
- 2.4 The GTAA provides a robust assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in the study area. It can be used to aid the implementation of the Council's Local Plan Policies and the provision of Traveller pitches and plots covering the period 2025 to 2045 to meet the 15-year requirements of the PPTS and the Council's new Local Plan period.
- 2.5 In addition to identifying current and future permanent accommodation needs, it seeks to identify any need for transit provision.
- 2.6 The study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople, but for ease of reference we have referred to the study as a Gypsy and Traveller (and Travelling Showpeople) Accommodation Assessment (GTAA).
- 2.7 The baseline date for the study is July 2025.

Definitions

Planning Policy for Traveller Sites (PPTS) 2024

- 2.8 For the purposes of the planning system, the current planning definition of a Traveller is set out in [PPTS \(2024\)](#). The planning definition set out in Annex 1 states that:

1. For the purposes of this planning policy "gypsies and travellers" means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

2. For the purposes of this planning policy, "travelling showpeople" means:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

3. For the purposes of this planning policy, "travellers" means "gypsies and travellers" and "travelling showpeople" as defined above.

4. For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may / will need to incorporate space or to be split to allow for the storage of equipment.

Planning Policy for Traveller Sites, Ministry of Housing, Communities and Local Government (MHCLG)
December 2024

Definition of Travelling

- ^{2.9} One of the most important questions that GTAA's need to address in terms of applying the planning definition is *what constitutes a nomadic way of life or nomadism*. This has been determined through case law.
- ^{2.10} **R v South Hams District Council (1994)** – defined Gypsies as *"persons who wander or travel for the purpose of making or seeking their livelihood (not persons who travel from place to place without any connection between their movements and their means of livelihood.)"* This includes 'born' Gypsies and Travellers as well as 'elective' Travellers such as New Age Travellers.
- ^{2.11} In **Maidstone BC v Secretary of State for the Environment and Dunn (2006)**, it was held that a Romany Gypsy who bred horses and travelled to horse fairs at Appleby, Stow-in-the-Wold and the New Forest, where he bought and sold horses, and who remained away from his permanent site for up to two months of the year, at least partly in connection with this traditional Gypsy activity, was entitled to be accorded Gypsy status.
- ^{2.12} In **Greenwich LBC v Powell (1989)**, Lord Bridge of Harwich stated that a person could be a statutory Gypsy if they led a nomadic way of life *only seasonally*.
- ^{2.13} The definition was widened further by the decision in **R v Shropshire CC ex p Bungay (1990)**. The case concerned a Gypsy family that had not travelled for some 15 years in order to care for elderly and infirm parents. An aggrieved resident living in the area of the family's recently approved Gypsy site sought Judicial Review of the Local Authority's decision to accept that the family had retained their Gypsy status even though they had not travelled for some considerable time. Dismissing the claim, the judge held that a person could remain a Gypsy even if he or she did not travel, provided that their nomadism was held in abeyance and not abandoned.

- ^{2.14} **Wrexham County Borough Council v National Assembly of Wales and Others (2003)** determined that households and individuals could continue to lead a nomadic way of life with a permanent base which they set out from and return to.
- ^{2.15} Following the changes to the PPTS in 2024 the planning definition now includes *all other persons with a cultural tradition of nomadism or of living in a caravan*.
- ^{2.16} As a result of this it can be concluded that all Gypsies and Travellers now meet the PPTS 2024 planning definition of a Traveller.
- ^{2.17} There were no changes to the planning definition of a Travelling Showperson made in 2024 but is assumed that all Travelling Showpeople will meet the Annex 1 planning definition.

Legislation and Guidance for Gypsies and Travellers

- ^{2.18} Policy concerning Gypsies, Travellers and Travelling Showpeople 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 key pieces of legislation and guidance are relevant when developing policies relating to Gypsies, Travellers and Travelling Showpeople:
- » [The Housing Act, 1985](#)
 - » [The Equality Act, 2010](#)
 - » [The Housing and Planning Act, 2016](#)
 - » [Planning Practice Guidance³ \(PPG\), 2021](#)
 - » [Planning Policy for Traveller Sites \(PPTS\), 2024](#)
 - » [National Planning Policy Framework \(NPPF\), 2024](#)
- ^{2.19} In addition, Case Law, Ministerial Statements, the outcomes of Local Plan Examinations and Planning Appeals, and Judicial Reviews also need to be taken into consideration. Relevant examples have been included in this report where appropriate.
- ^{2.20} The primary guidance for undertaking the assessment of housing need for Gypsies, Travellers and Travelling Showpeople is set out in the PPTS (2024). It should be read in conjunction with the National Planning Policy Framework (NPPF) 2024.

Planning Policy for Traveller Sites (PPTS) 2024

- ^{2.21} The PPTS (2024, Paragraph 4), sets out the overall aims of the policy in respect of Traveller sites:
- » That local planning authorities should make their own assessment of need for the purposes of planning.
 - » To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.
 - » To encourage local planning authorities to plan for sites over a reasonable timescale.
 - » That plan-making and decision-taking should protect Green Belt from inappropriate development.

³ With particular reference to the sections on Housing needs of different groups (May 2021).

- » To promote more private traveller site provision while recognising that there will always be travellers who cannot provide their own sites.
- » That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.
- » For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies.
- » To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.
- » To reduce tensions between settled and traveller communities in plan-making and planning decisions.
- » To enable provision of suitable accommodation from which travellers can access education, health, welfare, and employment infrastructure.
- » For local planning authorities to have due regard to the protection of local amenity and local environment.

^{2.22} PPTS states in Paragraph 9 that:

Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

^{2.23} PPTS goes on to state in Paragraph 10 that Local Planning Authorities should in producing their Local Plan:

- » Identify and annually update a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.
- » Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
- » 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 strategic 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.

^{2.24} Local Authorities have a duty to ensure a 5-year land supply to meet any need that is identified Traveller sites. However, PPTS also sets out in Paragraph 11 that:

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.

National Planning Policy Framework (2024)

- ^{2.25} The most recent version of the NPPF was issued in December 2024.
- ^{2.26} Paragraph 62 of the NPPF sets out that in determining the minimum number of homes needed, *strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.*
- ^{2.27} Paragraph 63 then states that [emphasis added] *Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; **travellers**; people who rent their homes and people wishing to commission or build their own homes.*
- ^{2.28} Footnote 27 to this section states that *'Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document.'*

Lisa Smith v The Secretary of State for Levelling Up, Housing & Communities and others [2022]

- ^{2.29} In October 2022 the Court of Appeal handed down judgment in *Lisa Smith v The Secretary of State for Levelling Up, Housing & Communities [2022] EWCA Civ 1391*. The case was a challenge to a specific appeal decision and concerned whether the planning definition of Gypsies and Travellers contained in Annex 1 of the PPTS (2015) is discriminatory against Travellers who are settled and who no longer travel for work due to old age or disability. The Court of Appeal allowed the appeal and quashed the Inspectors decision from 2018 and referred the case back to The Secretary of State for redetermination.
- ^{2.30} Whilst certain parts of the PPTS planning definition of a Traveller were found to be discriminatory, as the PPTS 2015 itself was not the subject of the case it was not quashed or declared unlawful at this time.
- ^{2.31} As a result of the Lisa Smith Judgement, changes to the PPTS in 2023, and following consultation on the NPPF in 2024, the Government made changes to the PPTS in December 2024 to effectively bring all Gypsies and Travellers under the current planning definition.

3. METHODOLOGY

Background

- ^{3.1} Opinion Research Services (ORS) have been undertaking Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessments (GTAA's) for over ten years. Our approach has been regularly refined in light of changes to PPTS in 2015, 2023 and 2024, the Housing and Planning Act (2016), the NPPF (2024), and the PPG (2021), as well as the outcomes of Local Plan Examinations and Planning Appeals.
- ^{3.2} PPTS contains a number of requirements for local authorities which must be addressed in a GTAA. Paragraph 7 in the PPTS sets out that local authorities should (a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups; (b) cooperate with travellers, their representative bodies and local support groups; other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan, working collaboratively with neighbouring local planning authorities; and (c) use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.
- ^{3.3} ORS would note that the ORS GTAA methodology has been repeatedly found to be sound and robust, including through Local Plan Examinations in multiple areas across England⁴.

Our approach to Fieldwork

- ^{3.4} The stages below provide a summary of the methodology that was used to complete this study.



⁴ ORS have attended Gypsy and Traveller Local Plan Examination Sessions in areas including Bedford, Brentwood, Bristol, Cambridge, Castle Point, Central Bedfordshire, Cheltenham, Colchester, Cotswold, Daventry, East Hertfordshire, Gloucester, Leicester, Maldon, Milton Keynes, Newark and Sherwood, Newham, Runnymede, South Cambridgeshire, South Northamptonshire, Spelthorne, Tewkesbury, and Waverley.

Desk-Based Review

- 3.5 The secondary data that was reviewed and collated included:
- » Census data.
 - » Traveller Caravan Count data.
 - » Planning history for existing sites and yards.
 - » Records of unauthorised sites/encampments.
 - » Information on active planning applications and appeals.
 - » Information on active enforcement actions.
 - » Existing Needs Assessments and other relevant local studies.
 - » National and local policy, guidance, and best practice.

Stakeholder Engagement

- 3.6 Stakeholder engagement involved discussions with local Council Officers, and with Officers from neighbouring local authorities.
- 3.7 Council Officers help provide a fuller understanding of local issues. This includes information about the progress made in addressing any needs identified in previous GTAA's and about any unauthorised developments.
- 3.8 Planning Officers from neighbouring authorities allow us to explore cross-border issues including transit provision. For this project we engaged with Officers from
- » Bracknell Forest Council
 - » Central Bedfordshire Council
 - » Dacorum Borough Council
 - » Greater London Authority
 - » Hertfordshire County Council
 - » London Borough of Hillingdon
 - » Luton Borough Council
 - » Milton Keynes Council
 - » Oxford City Council
 - » Oxfordshire County Council
 - » Reading Borough Council
 - » Royal Borough of Windsor and Maidenhead
 - » Slough Borough
 - » South Oxfordshire District Council
 - » St Albans Borough Council
 - » Three Rivers District Council
 - » Vale of White Horse District Council
 - » West Berkshire Council
 - » West Northamptonshire
 - » Wokingham Borough Council

Community Engagement

- ^{3.9} Once we have identified all authorised and unauthorised sites/yards and encampments in the study area we seek to complete an interview with each household. ORS use a census rather than sampling approach as we consider this to be more robust. Sample based approaches can lead to an underestimate of need and GTAA's using sampling are regularly challenged by the Planning Inspectorate.
- ^{3.10} ORS make at least three separate attempts to contact a household including leaving calling cards and offering appointments. To achieve the best possible response rate, fieldwork was undertaken over an extended 18-month time period, and more than three attempts were made to interview residents on all sites and yards within Buckinghamshire. Letters were posted to sites where no contact was possible and calling cards were left with residents who would not commit to an interview. However, despite the numerous visits over a prolonged period, and the provision of alternative means by which residents could contact ORS fieldwork staff, it was not possible to speak with all residents living in Buckinghamshire.
- ^{3.11} Interviews are undertaken by experienced fieldworkers who work on our GTAA studies across England and Wales. To ensure consistency in data collection ORS use a standard questionnaire which can be seen in **Appendix C**. The interview captures current demographic characteristics, their current or future accommodation needs, whether there is any over-crowding or the presence of concealed households and travelling characteristics. It also asks about the type of pitches households may require in the future – for example private or socially rented, together with any features they may wish to be provided.
- ^{3.12} The survey includes questions about the travelling characteristics of household members. Whilst responses to these questions are less relevant now following the changes to the PPTS in 2024, ORS feel that this is useful data which supports analysis. This information is useful when seeking to address any identified need as those who do and don't travel may have different pitch/plot requirements.
- ^{3.13} Where we are unable to complete an interview, we will attempt to gather basic information about each pitch/plot through a proxy interview from sources including neighbouring residents and site management.
- ^{3.14} In addition to the household interviews fieldworkers make an overall physical assessment of each site to determine any opportunities for intensification or expansion to meet future needs.

Bricks and Mortar Households

- ^{3.15} The 2021 Census recorded 194 households who identified as either Gypsies or Irish Travellers, or Roma who lived in a house or bungalow in Buckinghamshire, and 147 living in a flat or maisonette.
- ^{3.16} ORS apply a rigorous approach to making contact with bricks and mortar households as this is a common issue raised at Local Plan Examinations and Planning Appeals. Contacts were sought through a range of sources including the interviews with people on existing sites and yards; information from stakeholder interviews; and information from housing registers. Interviews are sought with all identified households.
- ^{3.17} Through this approach the GTAA endeavoured to enable households living in bricks and mortar the opportunity to make their views known.
- ^{3.18} ORS do not make assumptions on the overall needs from household in bricks and mortar based on the outcomes of any interviews that are completed, as in our experience this leads to a significant over-

estimate of the number of households wishing to move to a site or a yard. We do not model need from households living in bricks and mortar.

Timing of the Fieldwork

- ^{3.19} ORS are fully aware of the transient nature of many travelling communities and subsequent seasonal variations in site and yard occupancy. ORS aim to complete fieldwork during the non-travelling season, and to avoid days of known local or national events.
- ^{3.20} The fieldwork for this GTAA was completed between May 2023 and January 2025.

Our Analysis

Applying the PPTS Planning Definition

- ^{3.21} The primary change to the PPTS in December 2024 in relation to the assessment of need was the change to the definition of a Gypsy or Traveller for planning purposes. Wherever possible we use the data collected in household interviews to identify if they meet the planning definition. In some cases, information from planning applications and planning appeal Decision Notices is also used.
- ^{3.22} Through the inclusion of *all other persons with a cultural tradition of nomadism or of living in a caravan* in the Annex 1 definition this now includes all Travellers.
- ^{3.23} There were no changes to the definition of Travelling Showpeople in Annex 1 of the 2024 PPTS.

Undetermined Households

- ^{3.24} A GTAA has to consider the needs of any households where it is not possible to determine if they meet the planning definition – usually because we have been unable to complete an interview. These are defined as undetermined households
- ^{3.25} Whilst there is no guidance that sets out how the needs of these households should be addressed ORS consider it necessary to estimate potential need from these households. This is an additional need figure over and above the need identified for households that meet the planning definition.
- ^{3.26} The estimate sought to identify potential current and future need from any pitches/plots known to be temporary or unauthorised; through modelling need from concealed-doubled-up households and from teenagers based on the outcomes from completed interviews; and through new household formation. As the demographics of the undetermined households are unknown, ORS use our national household formation rate of 1.50% in our analysis to estimate future need.
- ^{3.27} Following the changes to the planning definition in PPTS 2024 it has been assumed that all undetermined households will meet the definition. However, it is recommended that need from undetermined households could be addressed through Criteria-Based Local Plan Policies and not through specific allocations.

- 3.28 The ORS approach to addressing the need arising from undetermined households was supported by the Planning Inspector for a Local Plan Examination for Maldon District Council, Essex (29th June 2017). He concluded:

The Council's stance is that any need arising from 'unknowns' should be a matter left to the planning application process. Modifications to Policy H6 have been put forward by the Council setting out criteria for such a purpose, which I consider further below. To my mind, that is an appropriate approach. While there remains a possibility that up to 10 further pitches may be needed, that cannot be said to represent identified need. It would be unreasonable to demand that the Plan provide for needs that have not been established to exist.

Calculating the Current and Future Need

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

Supply of Pitches

- 3.30 Our desk-based research and fieldwork determines the vacant, and potentially available supply in the study area:
- » Current vacant pitches/plots.
 - » Pitches/plots currently with planning consent due to be developed within 5 years.
 - » Pitches/plots vacated by people moving to housing.
 - » Pitches/plots vacated by people moving from the study area (out-migration).
- 3.31 It is important when seeking to identify supply from vacant pitches/plots that they are in fact available for general occupation – i.e. on a public or social rented site/yard, or on a private site/yard that is run on a commercial basis with anyone being able to rent a pitch/plot if they are available. Typically, vacant pitches/plots on small private family sites/yards are not included as components of available supply but can be used to meet any current and future need from the family living on the site/yard.

Current Need

- 3.32 The second stage is to identify components of current need:
- » Households on unauthorised developments for which planning permission is not expected.
 - » Households living on sites/yards with temporary planning permission.
 - » Concealed, doubled-up or over-crowded households (including single adults).
 - » Teenage children in need of a pitch/plot of their own in the next 5 years.
 - » In-migration/roadside.
 - » Households in bricks and mortar needing to move to sites/yards.
 - » Households in need on waiting lists for public sites.

- ^{3.33} ORS are increasingly identifying households and adult household members who have been forced to leave sites due to over-crowding or exceeding planning conditions on the number of caravans permitted on sites. These households are typically living on the roadside or doubling-up on pitches in neighbouring local authorities. ORS include these households as components of hidden need and term them displaced in-migration.

Future Need

- ^{3.34} The final stage is to identify components of future need. This includes the following components:
- » New household formation.
- ^{3.35} Household formation rates are often the subject of challenge at appeals or examinations. ORS firmly believe that any household formation rates should use a robust local evidence base, rather than simply relying on national precedent. The approach taken is set out in more detail in Chapter 7 of this report.

Pitch Turnover

- ^{3.36} Some assessments of need make use of pitch/plot turnover as an ongoing component of supply. ORS do not agree with this approach or with making any assumptions about annual turnover rates. ORS consider that this approach frequently ends up significantly under-estimating need as, in the majority of cases, vacant pitches/plots are not in fact available to meet any local need. The use of turnover has been the subject of a number of Inspectors Decisions, for example **APP/J3720/A/13/2208767** found a GTAA to be unsound when using turnover and concluded:

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

- ^{3.37} In addition, Best Practice for Assessing the Accommodation Needs of Gypsies and Travellers⁵ produced jointly in June 2016 by organisations including Friends, Families and Travellers, the London Gypsy and Traveller Unit, the York Travellers Trust, the Derbyshire Gypsy Liaison Group, Garden Court Chambers and Leeds GATE concluded that:

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

- ^{3.38} As such, other than current vacant pitches/plots that are known to be available, annual pitch/plot turnover has not been considered as a formal component of supply in this GTAA. However, natural turnover of pitches/plots on public and private sites/yards should continue to be monitored by the Council. In

⁵ See www.londongypsiesandtravellers.org.uk/resources/ for details.

particular, the natural turnover of pitches/plots can help to meet future need over time from new household formation.

Transit Provision

- 3.39 GTAA studies require the identification of demand for transit provision. While the majority of Gypsies and Travellers have permanent bases either on sites/yards or in bricks and mortar and no longer travel, other members of the community either travel permanently or for part of the year. Due to the mobile nature of the population a range of sites/yards can be developed to accommodate Gypsies and Travellers as they move through different areas.
- » **Transit sites** - full facilities where Gypsies and Travellers might live temporarily (for up to three months) – for example, to work locally, for holidays or to visit family and friends.
 - » **Emergency stopping places** - more limited facilities.
 - » **Temporary sites and stopping places** - only temporary facilities to cater for an event.
 - » **Negotiated stopping places** - agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time.
- 3.40 Transit sites serve a specific function of meeting the needs of Gypsy and Traveller households who are visiting an area or who are passing through on the way to somewhere else. A transit site typically has a restriction on the length of stay of usually around 12 weeks and has a range of facilities such as water supply, electricity, and amenity blocks.
- 3.41 An alternative to or in addition to a transit site 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 usually has more limited facilities with typically only a source of water and chemical toilet disposal provided.
- 3.42 Another alternative is negotiated stopping. The term negotiated stopping is used to describe agreed short-term provision for Gypsy and Traveller caravans. It does not include permanent built transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets. Agreements are made between the local authority and the (temporary) residents regarding expectations on both sides.
- 3.43 Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold-water supply; portaloos; sewerage disposal point and refuse disposal facilities.
- 3.44 The Criminal Justice and Public Order Act 1994 (Section 62a) is particularly important with regard to the issue of Gypsy and Traveller transit site provision. Section 62a of the Act allows the police to direct trespassers to remove themselves and their vehicles and property from any land where a suitable pitch is available for the caravan or each of the caravans on a relevant caravan site which is situated in the local authority's area (or within the county in two-tier local authority areas). Relevant sites need to be managed by a Local Authority or a Registered Social Landlord (RSL). The police have no powers to direct people to private transit sites or yards.
- 3.45 Consideration also has to be given to the Police, Crime, Sentencing and Courts Act which came in to force in June 2022. Part 4 of the Act gives the Police additional powers to deal with unauthorised encampments

through new offences relating to residing on land without consent in or with a vehicle and new powers in relation to the seizure of property.

- ^{3.46} In order to investigate the potential need for transit provision when undertaking work to support the GTAA, ORS sought to undertake analysis of any records of unauthorised sites and encampments, as well as information from the Ministry for Housing, Communities and Local Government (MHCLG) Traveller Caravan Count. The outcomes of the Stakeholder Interviews with Council Officers and with Officers from neighbouring planning authorities were also taken into consideration when determining this element of need in the study area.

4. GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE SITES/YARDS AND POPULATION

Introduction

- 4.1 One of the main considerations of this GTAA is to provide evidence to support the provision of pitches and plots to meet the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople.
- 4.2 A pitch is an area normally occupied by one household, which typically contains enough space for one or two caravans but can vary in size⁶. A site is a collection of pitches which form a development for Gypsies and Travellers.
- 4.3 Whilst there is no standard size for a Gypsy and Traveller pitch, guidance⁷ recommends an average pitch size of 320m² but also suggests that a variety of pitch sizes – including small, medium and large pitches can enable different sized families to be accommodated on sites (equivalent to two, three and four-bedroom houses for example) and can also contribute to affordability.
- 4.4 For Travelling Showpeople, the most common descriptions used are a plot for the space occupied by one household and a yard for a collection of plots which are typically occupied by Travelling Showpeople.
- 4.5 Whilst there is also no standard size for a Travelling Showpeople plot, guidance⁸ recommends an average plot size of 2,000m². However, this should be viewed with some caution given the age of the guidance. In more recent years many Showpeople have sought to diversify their working practices and many do not now need as much space for the storage or maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.
- 4.6 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of a Gypsy and Traveller site is a public residential site, which is provided by a Local Authority or by a Registered Provider (usually a Housing Association). Pitches on public sites can be obtained through signing up to a waiting list, and the costs of running the sites are met from the rent paid by the tenants (similar to social housing).
- 4.7 The alternative to a public residential site is a private residential site/yard for Gypsies, Travellers and Travelling Showpeople, respectively. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches/plots on existing private sites/yards.

⁶ Whilst it has now been withdrawn, *Government Guidance on Designing Gypsy and Traveller Sites* recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer [a static caravan or park home for example] and touring caravan, parking space for two vehicles and a small garden area.

⁷ Leeds City Council: *Gypsy and Traveller Site Design Guide* (2020).

⁸ The Showmen's Guild: *Travelling Showpeople's Sites – A Planning Focus* (2007).

- ^{4.8} Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing. Generally, the majority of Travelling Showpeople yards are privately owned and managed.
- ^{4.9} The Gypsy, Traveller and Travelling Showpeople population also has other types of sites/yards due to its transient nature, as described more fully in Chapter 3 above. These are known as transit sites and they provide many of the same facilities as a residential site, except that there is a maximum occupancy period of residence which can vary from a few days or weeks to a period of months.
- ^{4.10} An alternative to a transit site is an emergency or negotiated stopping place. This type of site also has restrictions on the length of time someone can stay on it but has much more limited facilities.
- ^{4.11} Both of these two types of transit provision are designed to accommodate, for a temporary period, Gypsies, Travellers and Travelling Showpeople whilst they travel.
- ^{4.12} A number of authorities also operate an accepted encampments policy where short-term stopovers are tolerated without enforcement action.
- ^{4.13} Further occurrences for the Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Travellers or with the approval of the landowner, 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 Travellers and are usually referred to as roadside encampments.

Sites and Yards

- ^{4.14} In the area on the base date for the GTAA, there were
- » 51 private sites with permanent planning permission (349 pitches);
 - » 3 private sites with temporary planning permission (8 pitches);
 - » 1 site that is tolerated for planning purposes (2 pitches);
 - » 12 unauthorised sites (58 pitches);
 - » 5 Travelling Showmen's yards with permanent planning permission (30 plots).
 - » 1 unauthorised Travelling Showman's yard (2 plots).
 - » There were no public transit sites identified.

Figure 5 - Total amount of provision in Buckinghamshire (July 2025)

Category	Sites/Yards	Pitches/Plots
Gypsies and Travellers		
Private sites with permanent planning permission	51	349
Private sites with temporary planning permission	3	8
Tolerated sites	1	2
Unauthorised sites	12	58
Sub-Total	67	417
Travelling Showpeople		
Private yards	5	30
Unauthorised yards	1	2
Sub-Total	6	32
TOTAL	73	449

MHCLG Traveller Caravan Count

- ^{4.15} Another source of information available on the Gypsy, Traveller and Travelling Showpeople population is the bi-annual Traveller Caravan Count which is conducted by each Local Authority in England on a specific date in January and July of each year (only in January for Travelling Showpeople) and reported to MHCLG. This is a statistical count of the number of caravans on both authorised and unauthorised sites across England. With effect from July 2013, the Gypsy and Traveller Caravan Count was renamed the Traveller Caravan Count due to the inclusion of information on Travelling Showpeople caravans.
- ^{4.16} As this count is of caravans and not households, it makes it more difficult to interpret for a study such as this because it does not count pitches/plots or resident households. The count is merely a ‘snapshot in time’ conducted by the Local Authority on a specific day, and any unauthorised sites/yards or encampments which occur on other dates will not be recorded. Likewise, any caravans that are away from sites/yards on the day of the count will not be included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the calculation of current and future need as the information collected during the site/yard visits is seen as more robust and fit-for-purpose. However, the Caravan Count data has been used to support the identification of the need to provide for transit provision and this is set out later in this report.
- ^{4.17} The most recent Traveller Caravan Count in January 2025 recorded for Buckinghamshire no caravans on socially rented sites; 10 caravans on sites with temporary permission; 812 caravans on sites with permanent permission; 21 tolerated caravans on sites owned by Travellers; and 102 unauthorised caravans on sites owned by Travellers. The Caravan Count for Travelling Showpeople is only completed once a year in January. The January 2024 Count recorded 17 caravans on Travelling Showpeople yards in Buckinghamshire.

5. STAKEHOLDER ENGAGEMENT

Introduction

- 5.1 ORS completed engagement with a range of stakeholders to complement the information gathered through interviews with members of the Travelling Community. This engagement took the form of telephone or Teams interviews.
- 5.2 The aim of these interviews is to provide an understanding of current provision and possible future need; short-term encampments; transit provision; and cross-border issues.
- 5.3 Of the 15 Council Officers in Buckinghamshire who were contacted a total of 6 took part in stakeholder engagement interviews.
- 5.4 In order to explore issues relating to cross boundary working, ORS interviewed a Planning Officer from 20 neighbouring local authorities:
- » Bracknell Forest Council
 - » Central Bedfordshire Council
 - » Dacorum Borough Council
 - » Greater London Authority
 - » Hertfordshire County Council
 - » London Borough of Hillingdon
 - » Luton Borough Council
 - » Milton Keynes Council
 - » Oxford City Council
 - » Oxfordshire County Council
 - » Reading Borough Council
 - » Royal Borough of Windsor and Maidenhead
 - » Slough Borough Council
 - » South Oxfordshire District Council
 - » St Albans Borough Council
 - » Three Rivers District Council
 - » Vale of White Horse District Council
 - » West Berkshire Council
 - » West Northampton (Daventry, Northampton & South Northants)
 - » Wokingham Borough Council
- 5.5 Due to issues surrounding data protection, and in order to protect the anonymity of those who took part, this section presents a summary of the views expressed by interviewees and verbatim comments have not been used. The views expressed in this section of the report represent a balanced summary of the views expressed by stakeholders, and on the views of the individuals concerned, rather than the official policy of their Council or organisation.

Views of Council Officers

Accommodation Needs

- 5.6 The Council are currently working through compiling plans for the 4 former districts that now make up Buckinghamshire. Both Aylesbury Vale and Wycombe have adopted Local Plans and wish to meet their target need. Chiltern and South Bucks had a joint Local Plan which was withdrawn. Buckinghamshire are therefore updating their GTAA in order to achieve a consistent approach to meeting accommodation needs.
- 5.7 Since the last GTAA there have been over 100 new pitches granted permission. There has been an increase within the population on existing sites due to demographic changes, overcrowding and illegal extensions.
- 5.8 The Council believe that some of the private sites are being let-out to other families or non-gypsy and Travellers.
- 5.9 Private sites have been made inaccessible to authorities and services provided by the government such as support with education and social care. Some sites, for example, have placed barriers to stop people entering them and refuse anyone entry.

Short-term Encampments and Transit Provision

- 5.10 The Council agree there have been a small number of short-term encampments in recent years.
- 5.11 The Council believe that the short-term encampment numbers have fallen after Covid due to the health of older people and also a new bill being passed, 'The Police, Crime, Sentencing and Courts Bill', which gave stronger powers to policing.
- 5.12 Short-term encampments within Buckinghamshire tend to peak through the summertime, starting March, and end around September if/when children return to education.
- 5.13 Buckinghamshire have no current stopping places or transit sites. Some of the short-term encampments are treated with a degree of toleration, this is looked at case by case with who the family are and if there is any anti-social behaviour.
- 5.14 Officers from the Council believe that there would be no benefit to having a transit site. There have been transit sites in the past that have not been successful.

Cross Border Issues

- 5.15 During the interview it was discussed that Gypsies and Travellers travel to Buckinghamshire from Central Bedfordshire, Dacorum and St. Albans. This could create potential cross-border issues.
- 5.16 There were issues raised about a cross over of services. There are families which live in Buckinghamshire that attend out of county schools, and families living in areas which border Buckinghamshire that attend schools within Buckinghamshire. There are also families that use the medical services in Slough, Bedford, Hertfordshire and Oxfordshire.
- 5.17 The Council keep in contact with their neighbouring authorities and attend a cross-border meeting once a year. It was agreed that they feel themselves and their neighbouring authorities both comply with the duty to cooperate.

Future Priorities and Any Further Issues

- 5.18 Some officer felt that there would be a benefit for the development of more Gypsy and Traveller sites for families that want to expand their sites due to growth within the family and overcrowding.
- 5.19 Officers agree that they could benefit from a bigger team working with Gypsies and Travellers to ensure a wide range of services are being dealt with.
- 5.20 No further issues were discussed.

Neighbouring Authorities

- 5.21 Potential cross-border issues were raised by the following authorities:
 - » Central Bedfordshire
 - » Wokingham Borough Council
- 5.22 Buckinghamshire Council were made aware of all issues raised by each Council.
- 5.23 The following authorities responded to indicate no potential cross-border issues:
 - » Bracknell Forest Council
 - » Dacorum Borough Council
 - » Greater London Authority
 - » London Borough of Hillingdon
 - » Luton Borough Council
 - » Milton Keynes Council
 - » Oxford City Council
 - » Oxfordshire County Council
 - » Royal Borough of Windsor and Maidenhead
 - » Slough Borough Council
 - » South Oxfordshire District Council
 - » St Albans Borough Council
 - » Vale of White Horse District Council
 - » West Berkshire Council
 - » West Northampton (Daventry, Northampton & South Northants)
- 5.24 The following authorities failed to respond after a minimum of three attempts to engage:
 - » Hertfordshire County Council
 - » Reading Borough Council
 - » Three Rivers District Council

6. SURVEY OF TRAVELLING COMMUNITIES

Interviews with Travellers

- 6.1 One of the major components of this study was a detailed survey of the Gypsy and Traveller population living in the study area, and also efforts to engage with the bricks and mortar community.
- 6.2 In Buckinghamshire, at the base date for the GTAA, there were 51 privately owned sites with permanent planning permission; 3 sites with temporary planning permission; 1 site that is tolerated for planning purposes; 12 unauthorised sites; 5 authorised Travelling Showpeople yards; and 1 unauthorised Travelling Showpeople yard. There was no public transit sites identified. See **Appendix B** for further details.
- 6.3 In addition, it was possible to complete interviews with 3 groups of households living on the roadside in Buckinghamshire, who are in need for a permanent pitch/plot, and with 1 household living in bricks and mortar.
- 6.4 The table below sets out the number of pitches/plots, the number of interviews that were completed, and any reasons why interviews were not able to be completed.

Figure 6 – Interviews completed in Buckinghamshire

Site/Yard Type	Pitches/ Plots	Interviews	Notes
Gypsies and Travellers			
Public Sites			
None	-	-	
Private Sites			
51 Thorney Mill Road, Iver	2	0	2 x refusals
Alpine Lodge, Stokenchurch	2	2	
Ashbrook Farm, Marsh	6	3	3 x undeveloped
Baghill Lane, Haddenham	6	0	6 x no contact
Bellswood Lane, Iver	1	1	
Bottoms Walton, Burnham	10	1	9 x no contact
Charlottes Farm, Marsh	4	4	
Cow Lane Edlesborough	3	0	3 x no contact
Dudley Lodge, Iver	4	0	4 x refusals
Dudley Wharf, Iver	20	0	20 x non-Travellers
Dun Roaming Park, Biddlesden (now Sunset Park Homes)	21	0	2 x refusals, 19 x non-Travellers
Field Farm, Gt Kingshill	1	1	
Five Oaks Farm, Studley Green	4	4	
Garry Owen (Wenman Site), Iver	1	1	
Grand Union Place Mobile Home Park	41	0	32 x refusals, 9 x non-Travellers

Green Park, Amersham	8	7	1 x non-Traveller
Land Adjacent Dun Roaming Park	2	0	2 x vacant
Land adjacent to Wapseys Wood, Gerrards Cross	14	0	14 x non-Traveller
Land north of Lawn Hill, Edgcott	4	4	
Land North Preston Road, Preston Bissett, Woodcarvers	1	1	
Land Opposite Red Lion, Little Tingewick	1	0	1 x vacant
Little Acres, Weston Turville	1	0	1 x no contact
Little Sutton Lane, Langley	1	1	
Lowlands, Marsh Lane	3	0	3 x no contact
Nash Park, Great Horwood	17	2	15 x no contact
New Road Weston Turville	2	0	2 x refusals
Oak Tree Park, Marsh Lane	4	3	1 x non-Traveller
Oakhaven Park Gawcott	24	8	1 x refusal, 14 x no contact, 1 x pitch does not exist
Oaksview Park Near Arncott	19	14	2 x refusals, 2 x derelict pitches, 1 x vacant
Pendles Paddock, Stokenchurch	12	0	10 x refusals
Ponderosa, Iver	1	1	
Romany Tan, Cublington	2	2	
Sanfoin Farm, Wooburn Moor	5	5	
Springfield Farm, Marsh	6	3	3 x no contact
Stables Farm, Kimble	5	5	
Stately Stables, Granborough	1	1	
The Beeches, Iver	3	3	
The Little Paddock, Nash (Freshways)	2	2	
The Nursery, Flackwell Hill	3	3	
The Orchards, Chalfont St Peter	11	0	11 x no contact
The Pony Field, Weston Turville	7	0	3 x refusals, 4 non-Travellers
The Warren, Wexham	2	2	
The Willows, Marsh	2	0	2 x no contact
Thorney Stables, Iver	2	2	
Three Oaks Farm, Chalfont St Peter	6	5	1 x vacant
Twin Oaks East, Princes Risborough	4	4	
Twin Oaks West, Princes Risborough	4	2	2 x undeveloped
Wapseys Wood, Gerrards Cross	23	23	
Wickford Farm, Tatling End	7	0	7 x refusals
Willow Tree Farm, Iver	1	0	1 x non-Travellers

Willows Park (Green Acres), Slapton	13	1	4 x refusals, 6 x non-Travellers, 2 x vacant/storage
Temporary Sites			
Plots 2 & 3 OS Parcels 8955 & 9648, Askett Village Lane	1	1	
Plots 4 & 5 OS Parcels 8955, Askett Village Lane	3	3	
West Hyde Stables, West Hyde Lane	4	0	4 x undeveloped
Tolerated Sites			
Waggoners Bit Stables	2	1	1 x derelict
Unauthorised Sites/Pitches⁹			
Gooseberry Hill, Iver Heath	2	0	2 x no contact
Green Acres Farm, Chalfont St Peter	3	0	3 x refusals
Green Park, Amersham	29	14	11 x non-Travellers, 4 x vacant
Land adjacent to Kingswood Lane, Wootton Underwood	10	3	7 x vacant
Land at Swan Edge Plot 1, Wendover	1	1	
Land at Swan Edge Plot 2, Wendover	1	1	
Land off Little Horwood Road, Great Horwood	1	0	1 x no contact
Land off Worminghall Road, Ickford	3	3	
Lossie Nurseries, Iver	1	0	1 x no contact
Renard, Iver	1	0	1 x refusal
Three Oaks Farm, Chalfont St Peter	5	0	1 x no contact, 4 x undeveloped
Tobys Stables, Little Missenden	1	1	
Roadside/In-Migration			
Various	3	3	
Public Transit Sites			
None	-	-	
B&M			
The Beeches, Iver	2	2	
Sub-Total	422	154	
Travelling Showpeople			
Authorised			
111 Green View, High Wycombe	3	0	3 x non-Travellers
227 The Vale, Chesham	1	1	
Fairview	1	1	

⁹ There are some authorised sites with addition pitches/caravans that exceed to permitted numbers. These are recorded as unauthorised.

Green Acres, Holmer Green	16	16	-
Pettigrove Showmen, Longwick	9	1	8 x no contact
Unauthorised			
South Stables, Mursley	2	0	2 x yard inaccessible
Sub-Total	32	19	
TOTAL	454	173	

7. CURRENT AND FUTURE PITCH PROVISION

Introduction

- ^{7.1} This section focuses on the pitch/plot provision that is needed in the study area currently and to 2045. This includes both current unmet need and need which is likely to arise in the future¹⁰. This time period allows for robust forecasts of the requirements for future provision, based upon the evidence contained within this study and also secondary data sources.
- ^{7.2} We would note that this section is based upon a combination of the household interviews, planning records and stakeholder interviews. In many cases, the survey data is not used in isolation but instead is used to validate information from planning records or other sources.
- ^{7.3} This section also identifies whether there is a need for any transit provision.

New Household Formation Rates

- ^{7.4} ORS prepared a Technical Note on Gypsy and Traveller Household Formation and Growth Rates in 2015 and updated it in 2020, and again in 2025. The main conclusions are set out here and the full paper is in **Appendix D**.
- ^{7.5} The Technical Note concludes that the growth in the national Gypsy and Traveller population may be as low as 1.25% per annum – much less than the 3.00% per annum often assumed, but still greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence for net Gypsy and Traveller population and household growth rates above 2.00% per annum.
- ^{7.6} In practice, the best available evidence supports a national net household growth rate of 1.50% per annum for Gypsies and Travellers.
- ^{7.7} This view has been supported by Planning Inspectors in a number of Decision Notices. The Inspector for an appeal in Doncaster that was issued in November 2016 (**Ref: APP/F4410/W/15/3133490**) where the agent acting on behalf of the appellant claimed that a rate closer to 3.00% should be used concluded:

In assessing need account also needs to be taken of likely household growth over the coming years. In determining an annual household growth rate, the Council relies on the work of Opinions Research Services (ORS), part of Swansea University. ORS's research considers migration, population profiles, births & fertility rates, death rates, household size data and household dissolution rates to determine average household growth rates for gypsies and travellers. The findings indicate that the average annual growth rate is in the order of 1.50% but that a 2.50% figure could be used if local data suggest a relatively youthful population. As the Council has found a strong correlation between Doncaster's gypsy and traveller population age profile and the national picture, a 1.50% annual household growth rate has been used in its 2016 GTANA. Given the rigour of ORS's research and the Council's application of its findings to the local area I accept that a 1.50% figure is justified in the case of Doncaster.

¹⁰ See Paragraphs 3.41 and 3.42 for details of components on current and future need.

- ^{7.8} Another case was in relation to an appeal in Guildford that was issued in March 2018 (**Ref: APP/W/16/3165526**) where the agent acting on behalf of the appellant again claimed that a rate closer to 3.00% should be used. The Inspector concluded:

There is significant debate about household formation rates and the need to meet future growth in the district. The obvious point to make is that this issue is likely to be debated at the local-plan examination. In my opinion, projecting growth rates is not an exact science and the debate demonstrates some divergence of opinion between the experts. Different methodologies could be applied producing a wide range of data. However, on the available evidence it seems to me that the figures used in the GTAA are probably appropriate given that they are derived by using local demographic evidence. In my opinion, the use of a national growth rate and its adaptation to suit local or regional variation, or the use of local base data to refine the figure, is a reasonable approach.

Local Approach to New Household Formation Rates

- ^{7.9} This GTAA takes full account of the net local household growth rate per annum calculated on the basis of demographic evidence from the site surveys. The baseline includes all current authorised households, all households identified as being in current need (including concealed/doubled-up households, movement from bricks and mortar and those on waiting lists not currently living on a pitch or plot), as well as households living on tolerated unauthorised pitches or plots who are not included as current need. The assessments of future need also take account of modelling projections based on birth and death rates, household dissolution, and in-/out-migration.
- ^{7.10} Overall, the household growth rate used for the assessment of future needs is informed by local evidence. This local demographic evidence has been used to adjust the ORS national growth rate of 1.50% up or down based on the proportion of those aged under 18.
- ^{7.11} However, in certain circumstances where the numbers of households and children are low, or the population age structure cohorts are skewed by certain age groups, it is not appropriate to apply a percentage rate for new household formation. In these cases, a judgement is made on likely new household formation based on the age and gender of the children. This is based on the assumption that 50% of households likely to form will stay in the area. This is based on evidence from other GTAAs that ORS have completed across England and Wales.
- ^{7.12} The approach that has been applied in Buckinghamshire for this GTAA is set out below:
- » For Gypsies and Travellers that met the planning definition 48% of residents were aged under 18 so the ORS national formation rate of 1.50% has been uplifted to 2.00%.
 - » For Travelling Showpeople that met the planning definition 25% of residents were aged under 18 so the ORS national formation rate of 1.50% has been reduced to 1.00%.
- ^{7.13} In addition, the ORS national rate of 1.50% has been used to estimate growth for undetermined Travellers. Whilst the formation rate for households that were interviewed is higher, due to the number of undetermined households (359 when adjusted for modelling), it was felt that the more statistically robust national formation rate would be more appropriate to apply for this GTAA.
- ^{7.14} It should also be noted that new household formation has been calculated from year 6 of the GTAA period onwards. New household formation for years 0-5 of the GTAA period is from teenagers in need of a

pitch/plot in the next 5 years who have been identified as components of need in the household interviews. This eliminates any double counting in the assessment of need.

Breakdown by 5 Year Bands

- ^{7.15} In addition to tables which set out the overall need for Gypsies and Travellers, the overall need has also been broken down by 5-year bands as required by PPTS. The way that this is calculated is by including all current need (from unauthorised pitches/plots, pitches/plots with temporary planning permission, concealed and doubled-up households, 5-year need from teenage children, net movement from bricks and mortar, and in-migration/roadside need) in the first 5 years. The total net new household formation is then split across the remaining GTAA period.

Household Planning Status

- ^{7.16} The table below sets out the planning status of households for the Buckinghamshire GTAA. It is important to note that this table records numbers of households and not the number of pitches or plots.

Figure 7 – Planning status of households in Buckinghamshire

Status	Meet Planning Definition	Undetermined
Gypsies and Travellers		
Private Sites	215	138
Temporary Sites	7	0
Tolerated Sites	4	0
Unauthorised Sites	45	9
Roadside/In-Migration	3	0
B&M	2	0
Sub-Total	276	147
Travelling Showpeople		
Private Yards	34	8
Unauthorised Yards	0	2
Sub-Total	34	10
TOTAL	310	157

- ^{7.17} Figure 7 shows that for Gypsies and Travellers in Buckinghamshire, 276 households meet the planning definition of a Traveller, and 34 Travelling Showpeople households meet the planning definition.
- ^{7.18} It was not possible to make contact with 147 Gypsy and Traveller households and 10 Travelling Showpeople households during the fieldwork period as households either refused to take part in an interview or were not present during the fieldwork period. These households are recorded as Undetermined for the purposes of the GTAA.

Interviews with Gypsies and Travellers in Bricks and Mortar

- ^{7.19} Following all of the efforts that were made it was possible to identify and interview 1 household living in bricks and mortar.

Migration/Roadside

- ^{7.20} The study also sought to identify any need from households who have been forced to move from sites/yards due to overcrowding and who are currently living on the roadside or on sites/yards in other local authorities – and who have strong family links with households in Buckinghamshire. These are referred to as roadside households or displaced in-migration.
- ^{7.21} Evidence drawn from stakeholder and household interviews has been considered alongside assessments of need that have been completed in other nearby local authorities. The household interviews identified 3 households living on roadside predominantly in Buckinghamshire with a need to move to a permanent pitch/plot in the area.
- ^{7.22} ORS have found no firm evidence from other local studies that have been completed recently of any households wishing to move to Buckinghamshire. Therefore, apart from the 3 households set out above, net migration to the sum of zero has been assumed for the GTAA – which means that net pitch/plot requirements are driven by locally identifiable need rather than speculative modelling assumptions.
- ^{7.23} It is important to note that any applications for new sites or additional pitches/plots as a result of in-migration should be seen as windfall need and could be dealt with by Criteria-Based Local Plan Policies.

Public Sites

- ^{7.24} There are no public sites in Buckinghamshire so there are no waiting lists.

Gypsy and Traveller Needs

Pitch Needs – Gypsies and Travellers that met the PPTS 2024 Planning Definition

- ^{7.25} Analysis of the household interviews indicated that there is a need from 23 pitches from households on unauthorised developments; 4 pitches for households on sites with temporary planning permission; 120 pitches for concealed/doubled-up/overcrowded households or single adults; 74 pitches from a 5-year need from teenage children; 3 pitches from in-migration/roadside; 2 pitches due to movement from bricks and mortar; and for 134 from new household formation, using a rate of 2.00% derived from the household demographics.
- ^{7.26} Therefore, the overall level of need for those households who met the planning definition of a Gypsy or Traveller in Buckinghamshire is for 360 pitches over the GTAA period.

Figure 8 – Need for Gypsy and Traveller households in Buckinghamshire that met the Planning Definition

Gypsy & Traveller – Meeting Planning Definition	Pitches
Supply of Pitches	
Available supply from vacant public and private pitches	0
Available supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	0
Current Need	
Households on unauthorised developments	23
Households on pitches with temporary planning permission	4
Concealed households/Doubling-Up/Over-Crowding	120
5-year need from teenage children	74
Movement from bricks and mortar	3
In-Migration/Roadside	2
Households on waiting lists for public sites	0
Total Current Need	226
Future Need	
New household formation	134
<i>(Household base 351 and formation rate 2.00%)</i>	
Total Future Need	134
Net Plot Need = (Current and Future Need – Total Supply)	360

Figure 9 – Need for Gypsy and Traveller households in Buckinghamshire that met the Planning Definition by year periods

Year Period	Dates	Need
0 – 5	2025 – 29	226
6 – 10	2028 – 34	38
11 – 15	2035 – 39	42
16 – 20	2040 – 44	46
21	2045	8
0 – 21	2025 – 45	360

Pitch Needs – Undetermined Gypsies and Travellers

^{7.27} The assessment identified a need for up to 321 pitches for undetermined households. This is made up of 15 pitches from households on unauthorised developments; 1 pitch from households on sites with temporary planning permission; a modelled need for 132 pitches for concealed or doubled-up households or single adults; a modelled need of 76 pitches for teenagers; and a need for 97 pitches from new household formation from a maximum of 359 households using the ORS national formation rate of 1.50%.

Figure 10 – Need for undetermined Gypsy and Traveller households in Buckinghamshire

Gypsy & Traveller – Undetermined	Pitches
Supply of Pitches	
Available supply from vacant public and private pitches	0
Available supply from pitches on new sites	0
Pitches vacated by households moving to bricks and mortar	0
Pitches vacated by households moving away from the study area	0
Total Supply	0
Current Need	
Households on unauthorised developments	15
Households on pitches with temporary planning permission	1
Concealed households/Doubling-Up/Over-Crowding (modelled)	132
5-year need from teenage children (modelled)	76
Movement from bricks and mortar	0
In-Migration/Roadside	0
Households on waiting lists for public sites	0
Total Current Need	224
Future Need	
New household formation	97
<i>(Household base 359 and formation rate 1.50%)</i>	
Total Future Need	97
Net Plot Need = (Current and Future Need – Total Supply)	321

Figure 11 – Need for undetermined Gypsy and Traveller households in Buckinghamshire by year periods

Year Period	Dates	Need
0 – 5	2025 – 29	224
6 – 10	2028 – 34	28
11 – 15	2035 – 39	30
16 – 20	2040 – 44	33
21	2045	6
0 – 21	2025 – 45	321

Travelling Showpeople Needs

Plot Needs – Travelling Showpeople that met the PPTS 2024 Planning Definition

- ^{7.28} Analysis of the household interviews indicated that there is a need from 13 plots from concealed/doubled-up/over-crowded households or single adults; 5 plots for teenagers; and for 5 from new household formation, using a rate of 1.00% derived from the households demographics.
- ^{7.29} Therefore, the overall level of need for those households who met the planning definition of a Travelling Showperson in Buckinghamshire is for 23 plots over the GTAA period.

Figure 12 – Need for Travelling Showpeople households in Buckinghamshire that met the Planning Definition

Travelling Showpeople – Meeting Planning Definition	Plots
Supply of Plots	
Available supply from vacant public and private plots	0
Available supply from plots on new yards	0
Plots vacated by households moving to bricks and mortar	0
Plots vacated by households moving away from the study area	0
Total Supply	0
Current Need	
Households on unauthorised developments	0
Households on plots with temporary planning permission	0
Concealed households/Doubling-Up/Over-Crowding	13
5-year need from teenage children	5
Movement from bricks and mortar	0
In-Migration/Roadside	0
Total Current Need	18
Future Need	
New household formation	5
<i>(Household base 37 and formation rate 1.00%)</i>	
Total Future Need	5
Net Plot Need = (Current and Future Need – Total Supply)	23

Figure 13 – Need for Travelling Showpeople households in Buckinghamshire that met the Planning Definition by year periods

Year Period	Dates	Need
0 – 5	2025 – 29	18
6 – 10	2028 – 34	1
11 – 15	2035 – 39	1
16 – 20	2040 – 44	2
21	2045	1
0 – 21	2025 – 45	23

Plot Needs – Undetermined Travelling Showpeople

^{7.30} The assessment identified a need for up to 15 plots for undetermined households. This is made up of 2 plots from households on unauthorised developments; a modelled need for 5 plots for concealed or doubled-up households or single adults; a modelled need of 2 plots for teenagers; and a need for 6 plots from new household formation from a maximum of 17 households using the ORS national formation rate of 1.50%.

Figure 14 – Need for undetermined Travelling Showpeople households in Buckinghamshire

Travelling Showpeople – Undetermined	Plots
Supply of Plots	
Available supply from vacant public and private plots	0
Available supply from plots on new sites	0
Plots vacated by households moving to bricks and mortar	0
Plots vacated by households moving away from the study area	0
Total Supply	0
Current Need	
Households on unauthorised developments	2
Households on plots with temporary planning permission	0
Concealed households/Doubling-Up/Over-Crowding (modelled)	5
Movement from bricks and mortar (modelled)	2
5-year need from teenage children	0
In-Migration/Roadside	0
Total Current Need	9
Future Need	
New household formation	6
<i>(Household base 17 and formation rate 1.50%)</i>	
Total Future Need	6
Net Plot Need = (Current and Future Need – Total Supply)	15

Figure 15 – Need for undetermined Travelling Showpeople households in Buckinghamshire by year periods

Year Period	Dates	Need
0 – 5	2025 – 29	9
6 – 10	2028 – 34	2
11 – 15	2035 – 39	2
16 – 20	2040 – 44	2
21	2045	0
0 – 21	2025 – 45	15

Transit Requirements

- ^{7.31} When determining the potential need for transit provision the assessment has looked at data from the MHCLG Traveller Caravan Count; the outcomes of the stakeholder interviews; and local records on numbers of recorded encampments.

MHCLG Traveller Caravan Count

- ^{7.32} Whilst it is considered to be a comprehensive national dataset on numbers of authorised and unauthorised caravans across England, it is acknowledged that the Traveller Caravan Count is a count of caravans and not households. It also does not record the reasons for unauthorised caravans. This makes it very difficult to interpret in relation to assessing future need because it does not count pitches/plots or resident households.
- ^{7.33} The count is also only a twice yearly (January and July) snapshot in time conducted by local authorities on a specific day, and any caravans on unauthorised sites/yards or encampments which occur on other dates are not recorded. Likewise, any caravans that are away from sites/yards on the day of the count are not included. As such it is not considered appropriate to use the outcomes from the Traveller Caravan Count in the assessment of future transit provision. It does however provide valuable historic and trend data on whether there are instances of unauthorised caravans in local authority areas.
- ^{7.34} Data from the Traveller Caravan Count shows that there have been no unauthorised caravans on land not owned by Travellers recorded in the study area in recent years.

Stakeholder Interviews and Local Data

- ^{7.35} The Council agree there have been a small number of short-term encampments in recent years.
- ^{7.36} The Council believe that the short-term encampment numbers have fallen after Covid due to the health of older people and also a new bill being passed, 'The Police, Crime, Sentencing and Courts Bill', which gave stronger powers to policing.
- ^{7.37} Short-term encampments within Buckinghamshire tend to peak through the summertime, starting March, and end around September if/when children return to education.
- ^{7.38} Buckinghamshire have no currently stopping places or transit sites. Some of the short-term encampments are treated with a degree of toleration, this is looked at case by case with who the family are and if there is any anti-social behaviour.
- ^{7.39} Officers from the Council believe that there would be no benefit to having a transit site. There have been transit sites in the past that have not been successful.

Transit Recommendations

- ^{7.40} Due to historic low numbers of encampments, it is not recommended that there is a need for additional formal public transit provision in Buckinghamshire at this time.
- ^{7.41} The situation relating to levels of unauthorised encampments should continue to be monitored. As well as information on the size and duration of the encampments, this monitoring should also seek to gather information from residents on the reasons for their stay in the local area; whether they have a permanent

base or where they have travelled from; and whether they have any need or preference to settle permanently in the local area. This information should be collected as part of a Welfare Assessment (or similar).

- ^{7.42} It is recommended that a review of the evidence base relating to encampments, including the monitoring referred to above, should be undertaken on an annual basis. This will establish whether there is a need for investment in any new transit provision or emergency stopping places, or whether the current approach is preferable.
- ^{7.43} In the short-term the Council should continue to use its current approach when dealing with encampments and management-based approaches such as negotiated stopping agreements could also be considered.
- ^{7.44} The term 'negotiated stopping' is used to describe agreed short-term provision for Gypsy and Traveller caravans. It does not describe permanent 'built' transit sites but negotiated agreements which allow caravans to be sited on suitable specific pieces of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets. Agreements are made between the Council and the (temporary) residents regarding expectations on both sides. See www.negotiatedstopping.co.uk for further information.
- ^{7.45} Temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations that are attended by Gypsies and Travellers. A charge may be levied as determined by the local authority although they only need to provide basic facilities including: a cold-water supply; portaloos; sewerage disposal point and refuse disposal facilities.

8. CONCLUSIONS

- 8.1 This GTAA provides a robust evidence base to enable the Council to assess the housing needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, the Housing and Planning Act 2016, Planning Practice Guidance 2021, Planning Policy for Traveller Sites 2024, and the National Planning Policy Framework 2024. It also provides an evidence base which can be used to support Local Plan Policies.

Gypsies and Travellers

- 8.2 In Buckinghamshire, for the GTAA period 2025 to 2045, there is a need for:
- » 360 pitches for Gypsy and Traveller households that meet the 2024 PPTS planning definition.
 - » 321 pitches for Undetermined Gypsy and Traveller households.
- 8.3 In general terms need identified in a GTAA is seen as need for pitches. As set out in Chapter 4 of this report, the now withdrawn *Government Guidance on Designing Gypsy and Traveller Sites* recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for two vehicles and a small garden area. This guidance relates primarily to the provision of pitches on public sites but can also be more broadly applied to the provision of pitches on private sites.
- 8.4 Whilst there is no standard size for a Gypsy and Traveller pitch, Guidance¹¹ recommends an average pitch size of 320m² but also suggests that a variety of pitch sizes – including small, medium and large pitches can enable different sized families to be accommodated on sites (equivalent to two, three and four-bedroom houses) and can contribute to affordability.
- 8.5 For need arising from private sites the Council will need to consider the expansion or intensification of these sites, or to address need through new site/pitch allocations. Where they have been identified the Council should also consider the regularisation of sites with temporary planning permission and of unauthorised sites.
- 8.6 The Council will also need to carefully consider how to address any potential needs from Undetermined households; from households seeking to move to Buckinghamshire (in-migration); or from households currently living in bricks and mortar who may wish to move to a site. In terms of the Local Plan Policies, the Council could use or put in place Criteria-Based Local Plan Policies as suggested in the PPTS.
- 8.7 Future need from new household formation could also be met through natural turnover of pitches over time, or through enforcing against any pitches not found to be occupied by Gypsies or Travellers.
- 8.8 Whilst the findings in this report are aggregated totals for the whole of Buckinghamshire, due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

¹¹ Leeds City Council: *Gypsy and Traveller Site Design Guide (2020)*.

Travelling Showpeople

- 8.9 In summary, in Buckinghamshire, for the GTAA period 2025 to 2040, there is a need for:
- » 23 plots for Travelling Showpeople households that meet the 2024 PPTS planning definition.
 - » 15 plots for Undetermined Travelling Showpeople households.
- 8.10 In general terms need identified in a GTAA is seen as need for plots. Whilst there is no standard size for a Travelling Showpeople plot, guidance¹² recommends an average plot size of 2,000m². However, this should be viewed with some caution given the age of the guidance. In recent years many Showpeople have sought to diversify their working practices and many do not now need as much space for the storage and maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.
- 8.11 For need arising from private yards the Council will need to consider the expansion or intensification of these yards, or to address need through new yard/plot allocations. Where they have been identified the Council should also consider the regularisation of yards with temporary planning permission and of unauthorised yards.
- 8.12 The Council will also need to carefully consider how to address any potential need from Undetermined households; from households seeking to move to Buckinghamshire (in-migration); or from households currently living in bricks and mortar who may wish to move to a yard. In terms of the Local Plan Policies, the Council could use or put in place Criteria-Based Local Plan Policies as suggested in PPTS.
- 8.13 Future need from new household formation could also be met through natural turnover of plots over time, or through enforcing against plots not found to be occupied by Travelling Showpeople.
- 8.14 Whilst the findings in this report are aggregated totals for the whole of Buckinghamshire due to data protection issues, the Council have more detailed data to enable an accurate review of Local Plan allocations to be made.

Transit Provision

- 8.15 Due to historic low numbers of encampments, it is not recommended that there is a need for additional formal public transit provision in Buckinghamshire at this time.

Summary of Need to be Addressed – Gypsies and Travellers

- 8.16 Taking into consideration all of the elements of need that have been assessed in this GTAA, together with the assumptions on need from Undetermined households, the table below sets out the number of pitches that will need to be addressed.
- 8.17 Total need from Gypsy and Traveller households that meet the 2024 PPTS planning definition is for 381 pitches between 2025 to 2045, and total need from Undetermined households is for 328 pitches between 2025 and 2045.
- 8.18 The table below breaks total need down by:

¹² The Showmen's Guild: *Travelling Showpeople's Sites – A Planning Focus* (2007).

- » Household that meet the planning definition.
- » Undetermined households.

8.19 Need from households that meet the planning definition will need to be addressed through a Gypsy and Traveller Local Plan Policy through a combination of site/pitch allocations and through a Criteria-Based Local Plan Policy, and need from Undetermined households could be addressed through a Criteria-Based Local Plan Policy.

Figure 16 – Total Need for Gypsy and Traveller households

Delivery Status	Need	Need	Need	Need	Need	TOTAL
Year	25 – 29	30 – 34	35 – 39	40 - 44	45	2025-45
Meet Planning Definition	226	38	42	46	8	360
Undetermined	224	28	30	33	6	321
TOTAL	450	66	72	79	14	681

Summary of Need to be Addressed – Travelling Showpeople

8.20 Taking into consideration all of the elements of need that have been assessed, together with the assumptions on need from Undetermined households, the table below sets out the number of plots that will need to be addressed as a result of the outcomes of the GTAA.

8.21 Total need from Travelling Showpeople households that meet the 2024 PPTS planning definition is for 25 plots between 2025 and 2045 and total need from Undetermined households is for 14 plots between 2025 and 2045.

8.22 The table below breaks total need down by:

- » Household that meet the planning definition.
- » Undetermined households.

8.23 Need from households that meet the planning definition will need to be addressed through a Travelling Showpeople Local Plan Policy through a combination of yard/plot allocations and through a Criteria-Based Local Plan Policy, and need from undetermined households could be addressed through a Criteria-Based Local Plan Policy.

Figure 17 – Total Need for Travelling Showpeople households

Delivery Status	Need	Need	Need	Need	Need	TOTAL
Year	25 – 29	30 – 34	35 – 39	40 – 44	45	2025-45
Meet Planning Definition	18	1	1	2	1	23
Undetermined	9	2	2	2	0	15
TOTAL	27	3	3	4	1	38

APPENDICES

Appendix A: Glossary of Terms / Acronyms Used

Glossary

Amenity block meaning a building where basic plumbing amenities are provided. This could include a bath, a shower, a WC and a sink.

Bricks and mortar is used to describe mainstream housing.

Caravan is used to describe mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.

Concealed household is used to describe households living within other households, who are unable to set up separate family units.

Doubling-Up refers to there being more than the permitted number of caravans on a pitch or plot.

Emergency Stopping Place is a temporary site with limited facilities to be occupied by Gypsies and Travellers while they travel.

Green Belt refers to a land use designation used to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging into one another; assist in safeguarding the countryside from encroachment; and to preserve the setting and special character of historic towns.

Household Formation is the process in which individuals form separate households. This is normally though adult children setting up their own household.

In-migration refers to movement of households into a region or community.

Local Plans are Local Authority spatial planning documents that can include specific policies and/or site allocations for Gypsies, Travellers and Travelling Showpeople.

Out-migration refers to the Movement from one region or community in order to settle in another.

Pitch/plot is an area of land on a site or development generally home to one household. Can be varying sizes and have varying caravan numbers. Pitches refer to Gypsy and Traveller sites and Plots to Travelling Showpeople yards.

Private site is an authorised site owned privately. This can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.

Site refers to an area of land on which Gypsies, Travellers and Travelling Showpeople are accommodated in caravans, chalets, or vehicles. Can contain one or multiple pitches or plots.

Social/Public/Council Site is an authorised site owned by either the local authority or a Registered Housing Provider.

Temporary planning permission refers to a private site with planning permission for a fixed period of time.

Tolerated site/yard refers to long-term tolerated sites or yards where enforcement action is not expedient, and a certificate of lawful use would be granted if sought.

Transit provision refers to a site intended for short stays and containing a range of facilities. There is normally a limit on the length of time residents can stay.

Unauthorised Development refers to caravans on land owned by Gypsies and Travellers and without planning permission.

Unauthorised Encampment refers to caravans on land not owned by Gypsies and Travellers and without planning permission.

Waiting list is a record held by the local authority or site managers of applications to live on a site.

Yard is a name often used by Travelling Showpeople to refer to a site.

Acronyms and Initials

GTAA	Gypsy and Traveller Accommodation Assessment
LPA	Local Planning Authority
MHCLG	Ministry for Housing, Communities and Local Government
NPPF	National Planning Policy Framework
ORS	Opinion Research Services
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
TSP	Travelling Showpeople

Appendix B: Site and Yard List

Site/Yard	Planning Status	Authorised	Unauthorised
Gypsies and Travellers			
51 Thorney Mill Road, Iver	Private	2	
Alpine Lodge, Stokenchurch	Private	2	
Ashbrook Farm, Marsh	Private	6	
Baghill Lane, Haddenham	Private	6	
Bellswood Lane Iver	Private	1	
Bottoms Walton, Burnham	Private	10	
Charlottes Farm, Marsh	Private	4	
Cow Lane Edlesborough	Private	3	
Dudley Lodge, Iver	Private	4	
Dudley Wharf, Iver	Private	20	
Dun Roaming Park, Biddlesden (now Sunset Park Homes)	Private	21	
Field Farm, Gt Kingshill	Private	1	
Five Oaks Farm, Studley Green	Private	4	
Garry Owen (Wenman Site), Iver	Private	1	
Grand Union Place Mobile Home Park	Private	41	
Green Park, Amersham	Private	8	
Land Adjacent Dun Roaming Park	Private	2	
Land adjacent to Wapseys Wood, Gerrards Cross	Private	14	
Land north of Lawn Hill, Edgcott	Private	4	
Land North Preston Road, Preston Bissett, Woodcarvers	Private	1	
Land Opposite Red Lion, Little Tingewick	Private	1	
Little Acres, Weston Turville	Private	1	

Little Sutton Lane, Langley	Private	1	
Lowlands, Marsh Lane	Private	3	
Nash Park, Great Horwood	Private	17	
New Road Weston Turville	Private	2	
Oak Tree Park, Marsh Lane	Private	4	
Oakhaven Park Gawcott	Private	24	
Oaksview Park Near Arncott	Private	19	
Pendles Paddock, Stokenchurch	Private	12	
Ponderosa, Iver	Private	1	
Romany Tan, Cublington	Private	2	
Sanfoin Farm, Wooburn Moor	Private	5	
Springfield Farm, Marsh	Private	6	
Stables Farm, Kimble	Private	5	
Stately Stables, Granborough	Private	1	
The Beeches, Iver	Private	3	
The Little Paddock, Nash (Freshways)	Private	2	
The Nursery, Flackwell Hill	Private	3	
The Orchards, Chalfont St Peter	Private	11	
The Pony Field, Weston Turville	Private	7	
The Warren, Wexham	Private	2	
The Willows, Marsh	Private	2	
Thorney Stables, Iver	Private	2	
Three Oaks Farm, Chalfont St Peter	Private	6	
Twin Oaks East, Princes Risborough	Private	4	
Twin Oaks West, Princes Risborough	Private	4	
Wapseys Wood, Gerrards Cross	Private	23	

Wickford Farm, Tatling End	Private	7	
Willow Tree Farm, Iver	Private	1	
Willows Park (Green Acres), Slapton	Private	13	
Plots 2 & 3 OS Parcels 8955 & 9648, Askett Village Lane (Little Meadow)	Temporary	1	
Plots 4 & 5 OS Parcels 8955, 4 Askett Village Lane	Temporary	3	
West Hyde Stables, West Hyde Lane, Chalfont St Peter	Temporary	4	
Waggoners Bit Stables	Tolerated	2	
Gooseberry Hill, Iver Heath	Unauthorised		2
Green Acres Farm, Chalfont St Peter	Unauthorised		3
Green Park, Amersham	Unauthorised		29
Land adjacent to Kingswood Lane, Wootton Underwood	Unauthorised		10
Land at Swan Edge Plot 1, Wendover	Unauthorised		1
Land at Swan Edge Plot 2, Wendover	Unauthorised		1
Land off Little Horwood Road, Great Horwood	Unauthorised		1
Land off Worminghall Road, Ickford	Unauthorised		3
Lossie Nurseries, Iver	Unauthorised		1
Renard, Iver	Unauthorised		1
Three Oaks Farm, Chalfont St Peter	Unauthorised		5
Tobys Stables, Little Missenden	Unauthorised		1
Total Pitches		359	58
Travelling Showpeople			
111 Green View, High Wycombe	Private	3	
227 The Vale, Chesham	Private	1	
Fairview, Stoke Hammond	Unauthorised	1	

Green Acres, Holmer Green	Private	16	
Pettigrove Showmen, Longwick	Private	9	
South Stables, Mursley	Unauthorised		2
Total Plots		32	2
TOTAL		389	60

Appendix C: Household Interview Questionnaire



GYPSY, TRAVELLER & TRAVELLING SHOWMEN ACCOMMODATION NEEDS ASSESSMENT

Site/yard code

Pitch/plot no.

Pitch/plot location

INTERVIEWER INSTRUCTIONS:

This questionnaire should be used to record information about households that have been interviewed, either with a structured interview (where questions were asked as they are written on the questionnaire) or a semi-structured interview (where the information was gathered through discursive conversation).

Whilst not all households will be prepared to answer every question, it is important to record as much information as possible; but any information that can be provided will be used to inform the assessment. For all questions, you may prompt respondents with the available options as necessary. Please use the "Further Information and Notes" pages towards the end of the form to record any other details that could be relevant to the assessment.

If respondents provide information about other households either living on this site/yard or elsewhere, a separate Proxy Questionnaire should be used to record the information about each additional household.

INTERVIEWER: READ OUT

Good morning/afternoon/evening. My name is < > and I work for Opinion Research Services (ORS).

The Council is undertaking a Gypsy, Traveller and Travelling Showmen accommodation needs assessment in this area. They have asked ORS to try and contact every household from the Travelling Community living in their area to make sure that the needs assessment is accurate.

This important survey collects information about your accommodation on this site/yard, your own needs and needs of other members of your household, and details about your travelling. The information that you provide will help the Council better understand the accommodation needs of the Travelling Community. It will make sure that needs are properly assessed based on accurate and up-to-date information, so that the needs of every household get counted. The interview should take no more than 20 minutes, and any information that you provide will be treated in strict confidence; so I hope that you will take part.

INTERVIEWER: READ OUT IF NECESSARY

Only ORS will see your individual answers, the information will be kept secure and confidential and only anonymised data will be sent to the Council. Any information that you provide will be processed by ORS in line with the requirements of the UK Data Protection Act and the EU General Data Protection Regulation (GDPR). For more information, please go to www.ors.org.uk/privacy

If you would like to confirm my identity, you can contact ORS on Freephone 0800 078 9786. If you would like to confirm that ORS is a genuine research practice, you can contact the Market Research Society on Freephone 0800 975 9596.

YOUR CURRENT ACCOMMODATION

Q1. Are you and your household...?

INTERVIEWER: READ OUT. CROSS ALL THAT APPLY

- Romany Gypsy
- Irish Traveller
- English Traveller
- Scottish Gypsy or Traveller
- Welsh Gypsy
- Travelling Showman
- New Traveller
- Non-Traveller
- Prefer not to say

Q2a. How long have you lived on this site/yard?

- Less than 12 months
- 12 months but less than 2 years
- 2 years but less than 5 years
- 5 years or longer → GO TO QUESTION 3
- No answer

Q2b. Where did you previously live?

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Q3a. Is this site/yard your permanent base?

- Yes → GO TO QUESTION 4
- No
- No answer

Q3b. If not, where is your permanent base?

--

Q4. Does your household own this site/yard or do you rent your pitch/plot?

- Own the site/yard
- Privately rent the pitch/plot
- Public rent the pitch/plot
- Housing Association rent the pitch/plot
- No answer

Q5a. Is this site/yard suitable for the needs of your household?

- Yes → GO TO QUESTION 6
- No
- No answer

Q5b Why do you feel that it isn't suitable?

--

Q6a. Do you plan to move from this site/yard within the next five years?

- Yes

- No → GO TO QUESTION 7
- No answer

Q6b Why do you plan to move?**Q6c. Where do you plan to live after you have moved?**

- Elsewhere in this council area
- Another council area *WRITE IN*

- No answer

Q6d. Would you prefer to...?

- Buy a site/yard or a private pitch/plot
- Rent on a private site/yard
- Rent on a public site
- Live in Bricks and Mortar
- No answer

TRAVELLING

Q7a. Have you or any other members of your household ever travelled away from your permanent base?

- Yes
- No → GO TO QUESTION 10
- No answer

Q7b. How many trips has your household made over the last 12 months?**Q8. What are/were the reasons for travelling from your permanent base?**

- To work, including working/trading at fairs
- Visiting fairs, but not to work
- Visiting family or friends
- Holiday
- Other reasons
- No answer

INTERVIEWER: PROBE FULLY AND PROVIDE FURTHER DETAILS BELOW

If travelling for work, write in profession or trade, including frequency and length of trips

If travelling for fairs or other reasons, confirm if this involved any elements of work, and record nature of work undertaken

Please write in and continue in Notes section as necessary

Q9. Where do you usually stay?**INTERVIEWER: CROSS ALL BOXES THAT APPLY**

- Council transit sites
- Private transit sites
- On the roadside
- With family or friends
- Other WRITE IN
- No answer

Q10. What are the main reasons for your household not travelling anymore?**INTERVIEWER: CROSS ALL BOXES THAT APPLY**

- Settled now
- Children in school
- Ill health
- Old age
- Nowhere to stop
- No work opportunities
- Other reasons → PROVIDE DETAILS IN NOTES
- No answer

Q11a. Do you or any other members of your household plan to travel in future?

- Yes
- No → GO TO QUESTION 12
- No answer

Q11b. What will be the reasons for travelling?**INTERVIEWER: CROSS ALL BOXES THAT APPLY**

- To work, including working/trading at fairs
- Visiting fairs, but not to work
- Visiting family or friends
- Holiday
- Other reasons
- No answer

HOUSEHOLD DETAILS

Q12. How many people are in your household, and how many separate families are there?
Please count everyone that normally lives on this pitch/plot, including yourself.

number of people

number of families

For each person in your household please answer the following questions

Q13a What is their relationship to you

- Husband, wife or partner
- Son or daughter (inc. step-children)
- Brother or sister (inc. step-siblings)
- Mother or father (inc. step-parents)
- Grandchild
- Grandparent
- Relation - other
- Unrelated

Q13b. What is their gender

- Male
- Female
- Prefer not to say

Q13c. What was their age last birthday

--

Q13d. Have they travelled away to work in the last 12 months

- Yes
- No

Q13e. Do they plan to travel away to work any time in the future

- Yes
- No

Repeat for each household member

ACCOMMODATION NEEDS

Q14a. If anyone currently living with you needs their own separate accommodation, how many pitches/plots are needed for them now, and how many will be needed within the next five years?

pitches/plots for adults needed now

pitches/plots for adults needed within 5 years

pitches/plots for 13-17 year olds needed within 5 years

Q14b. Would they want to stay on this site/yard?

- Yes
- No – want to live elsewhere in this council area
- No – want to move to another council area
- No answer

Q15. Do you have any children or other family that are not currently living with you who need their own separate accommodation?

- Yes → PROVIDE DETAILS IN NOTES
- No
- No answer

Q15b How many pitches/plots would they need?

Q15c. Would they want to move to this site/yard?

- Yes
- No – want to live elsewhere in this council area
- No – want to move to another council area
- No answer

Q16. If separate accommodation was needed on this site/yard, would there be...?

INTERVIEWER: READ OUT. CROSS ONE BOX ONLY

- Space available on the existing site/yard
- Potential to extend the boundary of the site/yard
- Need for space on another local site/yard
- No answer

Q17a. Do you own or are you aware of any land that has potential for new pitches/plots?

- Yes
- No → GO TO QUESTION 18
- No answer

Q17b. Where is the land and who owns it?**Q18a. Do you have any family or friends, or know anyone from the Travelling Community currently living in Bricks and Mortar who we should contact for this study?**

- Yes
- No → GO TO FURTHER INFORMATION
- No answer

Q18b Can you provide contact details for them?

INTERVIEWER: IF DETAILS REFUSED, READ OUT

If you aren't able to provide their details, please ask them to call ORS on Freephone 0800 078 9786 to make sure that their needs are counted

FURTHER INFORMATION AND NOTES

Is there anything else you'd like to tell us about this site/yard, your travelling patterns and any future plans to travel, or the accommodation needs of you and your household?

Appendix D: Technical Note on Household Formation and Growth Rates