

# Hertsmere Borough Council

## Gypsy, Traveller and Travelling Showpeople Accommodation Assessment – Addendum



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# 1. Introduction

## Background

- 1.1 Opinion Research Services (ORS) were commissioned by Hertsmere Borough Council in December 2013 to undertake a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment covering the period to 2028.
- 1.2 The study provided an evidence base to enable the planning authority to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012.
- 1.3 The original study identified a need for an additional 29 pitches in Hertsmere.
- 1.4 An update to this study was completed in December 2015 as a result of further investigations relating to the occupancy of a large 25 pitch private site at Brookes Place. During the initial site fieldwork an interview was only possible with 1 of the 25 residents on the site. At the time it was believed that a number of pitches were occupied by non-Gypsies and Travellers although it was not possible to confirm this. As such full occupancy of the site for the purpose of new household formation over the course of the Local Plan period was assumed. No additional demand or supply issues were included as components of need.
- 1.5 Since the GTAA was published further work has been completed by Officers from the Council's Enforcement Team. This has confirmed that 4 of the pitches are long-term vacancies, a further 7 are occupied by non-Gypsies and Travellers (having previously been identified by enforcement staff in 2011) and the remaining 14 are occupied by Gypsies and Travellers.
- 1.6 As such the purpose of this Addendum Report is to assess the implications of the changes in occupancy circumstances on the 11 pitches at Brookes Lane on the overall assessment of need, together with the implications related to potential supply of pitches at the site.

**Table 1 - Changes from 2014 Report**

| Site         | Changes from 2014 Household Base                 | Pitches    |
|--------------|--|------------|
| Brookes Lane | 4 pitches long-term vacant                       | -4         |
| Brookes Lane | 7 pitches occupied by non-Gypsies and Travellers | -7         |
| <b>Total</b> |  | <b>-11</b> |

## 2. Current and Future Pitch Provision

### Overview

- 2.1 This section provides an update on the additional pitch provision for Gypsies and Travellers that is required in Hertsmere currently and to 2028. This includes both current unmet need and need which is likely to arise in the future.
- 2.2 This section is based upon a combination of the on-site surveys and stakeholder interviews that were completed in 2014; and a review of site occupancy status at Brookes Place that was completed in autumn 2015.
- 2.3 To identify current and future need Planning Policy for Traveller Sites requires an assessment for current and future pitch and plot requirements, but does not provide a suggested methodology for undertaking this calculation. 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 for residential pitches is to compare the supply that is available for occupation with the current and future needs of the households.
- 2.4 The changes that need to be considered as a result of the updated occupancy status of pitches at Brookes Place are as follows:
- » A reduction in the household formation base as a result of 4 long-term vacant pitches.
  - » A reduction in the household formation base as a result of a further 7 pitches not occupied by Gypsies or Travellers.
  - » The implications of the potential additional supply of pitches.

### Overall Revised Need for Hertsmere

- 2.5 The result of reducing the base for new household formation by 4, from 71 to 67, as a result of long-term vacant pitches at Brookes Place, is a reduction of 2 new households to form at a net compound rate of 2.00% over the 15 year Local Plan period. This reduces overall need from 29 pitches to 27 pitches.

**Table 2 – Implications of Reducing Household Formation Base by 4 Long-Term Vacant Pitches to 2028**

| Source of Requirement/Supply               | Current and Future Need | Supply | Net Pitch Requirement |
|--|-------------------------|--------|-----------------------|
| <b>Supply of Pitches</b>                   |                         |        |                       |
| Additional supply from vacant pitches      | -                       | 0      | -                     |
| Movement to bricks and mortar              | -                       | 0      | -                     |
| Additional supply from unimplemented sites | -                       | 0      | -                     |
| Additional supply new sites                | -                       | 9      | -                     |

|                     |  |           |          |           |
|---------------------|--|-----------|----------|-----------|
|                     | <b>Total Supply</b>                              | -         | 9        | -         |
| <b>Current Need</b> |  |           |          |           |
|                     | Unauthorised developments or encampments         | 7         | -        | -         |
|                     | Concealed households                             | 4         | -        | -         |
|                     | Net movement from bricks and mortar/waiting list | 1         | -        | -         |
|                     | <b>Total Current Need</b>                        | <b>12</b> | -        | -         |
| <b>Future Need</b>  |  |           |          |           |
|                     | Pitches with temporary planning permission       | 1         | -        | -         |
|                     | Net migration                                    | 0         | -        | -         |
|                     | New household formation (2.00%)                  | 23        | -        | -         |
|                     | <b>Total Future Needs</b>                        | <b>24</b> | -        | -         |
|                     | <b>Total</b>                                     | <b>36</b> | <b>9</b> | <b>27</b> |

<sup>2.6</sup> The result of reducing the base for new household formation by a further 7 pitches, from 67 to 60, as a result of pitches at Brookes Place that are not currently occupied by Gypsies and Travellers, is a reduction of a further 2 new households to form at a net compound rate of 2.00% over the 15 year Local Plan period. This reduces overall need from 29 pitches to 25 pitches.

**Table 3 – Implications of Reducing Household Formation Base by a Further 7 Non-Gypsy and Traveller Pitches to 2028**

| Source of Requirement/Supply | Current and Future Need                          | Supply    | Net Pitch Requirement |           |
|------------------------------|--|-----------|-----------------------|-----------|
| <b>Supply of Pitches</b>     |  |           |                       |           |
|                              | Additional supply from vacant pitches            | -         | 0                     | -         |
|                              | Movement to bricks and mortar                    | -         | 0                     | -         |
|                              | Additional supply from unimplemented sites       | -         | 0                     | -         |
|                              | Additional supply new sites                      | -         | 9                     | -         |
|                              | <b>Total Supply</b>                              | -         | <b>9</b>              | -         |
| <b>Current Need</b>          |  |           |                       |           |
|                              | Unauthorised developments or encampments         | 7         | -                     | -         |
|                              | Concealed households                             | 4         | -                     | -         |
|                              | Net movement from bricks and mortar/waiting list | 1         | -                     | -         |
|                              | <b>Total Current Need</b>                        | <b>12</b> | -                     | -         |
| <b>Future Need</b>           |  |           |                       |           |
|                              | Pitches with temporary planning permission       | 1         | -                     | -         |
|                              | Net migration                                    | 0         | -                     | -         |
|                              | New household formation (2.00%)                  | 21        | -                     | -         |
|                              | <b>Total Future Needs</b>                        | <b>22</b> | -                     | -         |
|                              | <b>Total</b>                                     | <b>34</b> | <b>9</b>              | <b>25</b> |

<sup>2.7</sup> As all the pitches on the site are conditioned by occupation by Gypsies only it may be that the Council can take enforcement to require the removal of any non-Gypsy and Travellers from the site. It may also be that the 5 new household formations over 15 years associated with the 14 Gypsy households currently living on the Brookes Lane site could be accommodated on the vacant pitches and/or those currently occupied by non-Gypsy and Travellers.

## Split to 2028 in 5 year Time Periods

### Reduction of Long-Term Vacant Pitches

- 2.8 In terms of providing results by 5 year time periods, it has been assumed that all unauthorised pitches, concealed households, temporary planning permissions and movement from the waiting lists/bricks and mortar are addressed in the first 5 years. In addition new household formation is apportioned over time based on a net new household formation rate of 2.00%. The figure for 2014-18 is made up of 7 from unauthorised sites, 4 from concealed households, 1 from the waiting list/bricks and mortar, 1 from temporary planning permissions and 7 from new household formation – less the supply of 9 pitches. The remainder of the net new household formation is apportioned based on a net new household formation rate of 2.00%

**Table 4 – Reduction of 4 Long-Term Vacant Pitches**

|           | 2014-2018 | 2019-2023 | 2024-2028 | Total |
|-----------|-----------|-----------|-----------|-------|
| Hertsmere | 11        | 8         | 8         | 27    |

### Reduction of Non-Traveller Pitches

- 2.9 In terms of providing results by 5 year time periods, it has been assumed that all unauthorised pitches, concealed households, temporary planning permissions and movement from the waiting lists/bricks and mortar are addressed in the first 5 years. In addition new household formation is apportioned over time based on a net new household formation rate of 2.00%. The figure for 2014-18 is made up of 7 from unauthorised sites, 4 from concealed households, 1 from the waiting list/bricks and mortar, 1 from temporary planning permissions and 6 from new household formation – less the supply of 9 pitches. The remainder of the net new household formation is apportioned based on a net new household formation rate of 2.00%.

**Table 5 – Reduction of 7 non-Gypsy and Traveller Pitches**

|           | 2014-2018 | 2019-2023 | 2024-2028 | Total |
|-----------|-----------|-----------|-----------|-------|
| Hertsmere | 10        | 7         | 8         | 25    |