

Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2025

Sevenoaks District Council

Final Report
October 2025

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Executive Summary

Introduction

The Sevenoaks District Council 2025 Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared by arc4 Ltd. The GTAA provides the latest available evidence to identify the accommodation needs of Gypsies and Travellers and Travelling Showpeople across the district.

The GTAA has included:

- A review of existing (secondary) data.
- Stakeholder consultation with a range of stakeholders.
- Site visits and a household survey. A total of 40 sites which provide 223 pitches. 197 pitches are occupied and 26 are vacant. Some households occupy more than one pitch. The GTAA assumes a total of 196 households living on pitches. Data for 175 households (89.3%) was obtained through interview (127), information from site owners (33), planning records (7) and the previous GTAA (8).

Data have been carefully analysed to provide a picture of current provision across Sevenoaks district and to assess future need. The findings of the study provide an up-to-date, robust and defensible evidence base for policy development.

We are very grateful to the Gypsy and Traveller communities across Sevenoaks district for their positive engagement with the work.

Population and current accommodation provision

The 2021 Census identified a population of 460 people who identified as 'White: Gypsy or Irish Traveller' or 'Gypsy/Romany' and an estimate of 160 households where the household reference person identifies as being a Gypsy/Traveller.

Across Sevenoaks there are a total of 223 pitches across the following sites:

- 3 council/Kent County Council sites (59 pitches: 56 occupied by 56 households and 3 vacant).
- 26 private authorised sites (119 pitches: 111 occupied by 115 households (including 4 doubled up households) and 8 vacant)
- 2 private temporary authorised (4 pitches: 2 occupied by 1 household and 1 vacant).
- 2 sites with planning application pending (18 pitches, 5 occupied by 5 households and 13 vacant).
- 7 unauthorised sites (23 pitches, 22 occupied by 19 households and 1 vacant).
- Any differences between occupied pitches and number of households is due to some households living on more than one pitch or some pitches occupied by more than one household.

We also achieved 3 interviews with households living on an unauthorised encampment in Swanley and one bricks and mortar household.

In January and July each year, councils carry out a Traveller caravan count to inform MHCLG statistics. The latest eight bi-annual MHCLG Traveller caravan counts (January 2022 to January 2025) recorded an average of 173 caravans across all sites in Sevenoaks district. The July 2025 recorded 205 caravans of whom 28.3% were on council/KCC sites, 52.7% on private authorised sites and 19% on unauthorised sites. No Travelling Showperson caravans have been reported in the period 2022 to 2024

Planning policy requirements for needs assessments

The 2024 National Planning Policy Framework (NPPF) states in Paragraph 63 *‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policy (including travellers)’*. A footnote in the NPPF then states *‘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’*.

The 2024 Planning Policy for Traveller Site (PPTS) document states that *‘local planning authorities should make their own assessment of need for the purposes of planning’ and ‘ensure that their local plan includes fair, realistic and inclusive policies’ and ‘to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply’*.

In the absence of further guidance on preparing GTAAs, the methods adopted by arc⁴ reflect the PPTS, build upon those methods established through previous guidance, our practical experience and decisions made at planning inquiries and appeals.

Need assessment period

Need has been assessed over a short-term period 2025/26 to 2029/30 and longer-term period 2030/31 to 2042/43.

Gypsy and Traveller pitch requirements

For the period 2025/26 to 2042/43, there is a need for 192 additional Gypsy and Traveller pitches across Sevenoaks District (Table ES1). Of this need, 115 pitches are needed in the first five years and 77 over the longer-term period 2030/31 to 2042/43.

Needs analysis considers the needs arising from existing households, households on unauthorised sites, newly forming households, in-migrant households and current vacancies on existing sites. The main drivers of need across the district is from new household formation.

Table ES1 Gypsy and Traveller pitch need 2025/26 to 2042/43

Residential Pitch need	Sevenoaks District
5yr Authorised Pitch Shortfall (2025/26 to 2029/30) (A)	115
Longer-term need	
<i>Over period 2030/31 to 2034/35 (B)</i>	29
<i>Over period 2035/36 to 2039/40 (C)</i>	26
<i>Over period 2040/41 to 2042/43 (D)</i>	23
Longer-term need TOTAL (E=B+C+D)	77
TOTAL SHORTFALL 2025/26 to 2042/43 (A + E)	192

Comparison with 2022 study

There has been a dramatic increase in the overall need for Gypsy and Traveller pitches compared with the 2022 study. Table ES2 compares the key stages of the needs modelling to explain this difference. Essentially there has been a dramatic increase in the number of households living on pitches. The age profile is also skewed towards younger people, with 27.7% of the population on pitches aged under 13.

Table ES2 Comparison in needs analysis 2022 and 2025

Stage	Short-term need	2022	2025	Difference	Comment
1	Total households living on pitches	108	196	88	Number of private authorised pitches increased by 82%.
2	Households in bricks and mortar	80	160	80	2021 census reported twice the number of households than 2011 census. 2022 GTAA used 2011 census data and 2025 used the 2021 census
3	Existing households planning to move in next 5 years	12	16.0	4	Increase of 33%
4	Emerging households (5 years)	29	81.0	52	Increase of 179%. Due to increase in households on pitches and young age profile of residents in households
5	Total Need (1+2+3)	149	293	144	Increase of 97%
6	Total supply	144	178	34	Increase of 24% through regularisation and new permissions
7	Need minus supply (5-6)	5	115	110	
	Longer term	38	78	40	105% increase in longer-term need due to increase in younger people living on pitches

Meeting the need

The GTAA has identified a considerable range of potential pitches to help meet identified need which is set out in Table ES3. **There are a potential 140 to 151 pitches**

through the regularisation of existing sites, expansion/intensification of existing sites (Table ES4) and an allowance for household dissolution and reletting/turnover on council/KCC sites.

By taking these potential pitches into consideration, the residual need to be met through additional pitches on sites would be 41 to 52 pitches over the plan period.

Notwithstanding evidence in this GTAA on need, additional need may arise over the plan period, for instance households moving into Sevenoaks district. It is therefore recommended the council has criteria-based policies to inform future planning applications for private sites should they arise.

Table ES3 Gypsy and Traveller pitch need: potential sources of pitch supply from existing sites

Option	Detail	No. pitches	Comment
1. Regularisation of unauthorised pitches		45	Potential for regularisation and future review of pitch capacity to meet need
2. Expansion/intensification of existing sites	Potential for additional pitches on 9 sites	47 to 58	Council to review capacities
3. Potential household dissolution	Across public and private sites	26	Potential pitches coming available over the plan period owing to the current age of occupants.
4. Turnover/relets on council pitches	Minimal turnover of sites with 6 households moving onto pitches in past 5 years	22	22 pitches assumed to come available through relet over the plan period Assume 1.2 council/KCC pitches come available each year
TOTAL		140 to 151	

Table ES4 Gypsy and Traveller pitch need: potential sources of pitch supply from existing sites

Site reference	Potential intensification/expansion	Min pitches	Max pitches
Priv15	Land SW of Broomhill	6	10
Priv14	Seven Acre Farm	15	15
Priv27	Fallen Willows (Plot 4, Horton Road)	2	3
Priv19	Malt House Farm	2	2
Priv16	Pelham stables	2	3
Priv4	Early Autumn	2	2
Priv25	Fountain Farm	2	2
Priv23	Fordwood Farm	6	6
Priv17	Hill Top Farm, Farningham, DA4 0JN	10	15
TOTAL		47	58

Transit provision

It is recommended the council introduce negotiated stopping arrangements to meet any short-term transit needs arising from households travelling through the district.

Travelling Showperson plot requirements

There are no Travelling Showperson yards in Sevenoaks District. However, there is a national strategic need to deliver more yards to support the residential and economic needs of Showpeople. It is therefore recommended that the council develop a criteria-based policy to consider any applications coming forward over the plan period.

Household growth rates

The scale of need represents an annual household growth rate of 3.9%. The anticipated scale of household dissolution represents a 0.6% dissolution rate, resulting in an overall net annual growth rate of 3.3%.

1. Introduction

Overview

- 1.1 In April 2025, arc⁴ was commissioned by Sevenoaks District Council prepare a 2025 Gypsy, Traveller and Travelling Showperson Accommodation Assessment (GTAA). This report updates the findings of the previous 2022 study.
- 1.2 The overall scope of the study is to ensure that the council has a robust evidence base to determine an appropriate level of residential pitch and transit provision needed over the period 2025/26 to 2042/43 for Gypsies and Travellers and plots for Travelling Showpeople.
- 1.3 The National Planning Policy Framework (NPPF), Planning Policy for Traveller Sites (PPTS) and section 124 of the Housing and Planning Act 2016 provide the policy context for this work.

Who the study covers?

- 1.4 The 2024 Planning Policy for Traveller Sites provides the updated definition of Gypsies and Travellers as set out within Annex 1 of the 2024 PPTS:
“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.”
- 1.5 Similarly, the following definition from Annex 1 of the Guidance in respect of Travelling Showpeople is used:
‘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.’
- 1.6 In addition:
‘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 pitches for “travelling showpeople”, which may/will need to incorporate space or to be split to allow for the storage of equipment.’ (DCLG Planning policy for traveller sites December 2024 Annex 1, para 5).
- 1.7 For the purposes of this study, therefore, Gypsies and Travellers live on pitches within sites, whilst Travelling Showpeople live on plots within yards.

Report structure

1.8 The GTAA 2025 report structure is as follows:

- **Chapter 1 Introduction:** provides an overview of the study.
- **Chapter 2 Policy and local context:** presents a review of the national policy context which guides the study.
- **Chapter 3 Methodology:** provides details of the study's research methodology.
- **Chapter 4 Review of current Gypsy and Traveller population and provision of pitches/plots:** reviews estimates of the Gypsy and Traveller and Travelling Showpeople population across Sevenoaks district and existing site/yard provision.
- **Chapter 5 Household survey:** presents relevant data obtained from the household survey research.
- **Chapter 6 Pitch/plot/transit requirements:** focuses on current and future pitch/plot requirements. This chapter includes a detailed assessment of drivers of demand, supply and current shortfalls across the district
- **Chapter 7 Travelling Showperson plot requirements:** confirms there is currently no provision for Travelling Showpeople across Sevenoaks district.
- **Chapter 8 Conclusion and strategic response:** concludes the report, providing brief summary of key findings and recommendations.

1.9 The report is supplemented by the following appendices:

- **Appendix A** Household questionnaires.
- **Appendix B** Glossary of terms.

2. Policy and local context

- 2.1 This study is grounded in an understanding of the national legislative and planning policy context that underpins the assessment and provision of accommodation for Gypsies and Travellers and Travelling Showpeople.
- 2.2 This chapter sets out the policy context within which this GTAA has been prepared, including a consideration of the previous GTAA for Sevenoaks district.

Government policy and guidance

- 2.3 The 2024 National Planning Policy Framework states in Paragraph 63 **‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies’**. It then lists a number of groups including Travellers. A footnote to the paragraph states **‘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’**.
- 2.4 The 2024 Planning Policy for Traveller Sites (PPTS) document states that **‘local planning authorities should make their own assessment of need for the purposes of planning’** and **‘ensure that their local plan includes fair, realistic and inclusive policies’** and **‘to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply’**.
- 2.5 Policy A of the 2024 PPTS relates to evidence needed to plan positively and manage development. This states **‘in assembling the evidence base necessary to support their planning approach, local planning authorities should:**
- **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);**
 - **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**
 - **use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions’**.
- 2.6 In the absence of further guidance on preparing GTAAs, the methods adopted by arc⁴ reflect Policy A of the PPTS; build upon those methods established through previous guidance; our practical experience and findings from planning inquiries and appeals.
- 2.7 The calculation of pitch/plot requirements is based on established DCLG modelling methodology, as advocated in *Gypsy and Traveller Accommodation Needs Assessment Guidance* (DCLG, 2007). Although this guidance was formally

withdrawn in December 2016, in the absence of any updated guidance on the subject, it continues to provide a good practice approach for needs modelling.

2.8 Policy B of the 2024 PPTS relates to planning for traveller sites and requires Local Plans:

- to be prepared with the objective of contributing to the achievement of sustainable development and consistent with the policies of the NPPF; and
- to set pitch targets for Gypsies and Travellers 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.

2.9 Policy B (paragraph 10) sets out that local authorities should, in producing their Local Plan:

- a. identify and update annually, a supply of specific deliverable sites sufficient to provide 5-years' worth of sites against their locally set targets;
- b. identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15;
- c. consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries);
- d. 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; and
- e. protect local amenity and environment.

2.10 Policy B (paragraph 13) sets out that local authorities should ensure that traveller sites are sustainable economically, socially and environmentally and therefore ensure that their policies:

- a. promote peaceful and integrated co-existence between the site and the local community;
- b. promote, in collaboration with commissioners of health services, access to appropriate health services;
- c. ensure that children can attend school on a regular basis;
- d. provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment;
- e. provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers who may locate there or on others as a result of new development;

- f. avoid placing undue pressure on local infrastructure and services;
- g. do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans; and
- h. reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Intentional unauthorised development

- 2.11 The planning policy statement issued with PPTS 2015 ([click here for link to planning policy statement](#)) and confirmed by Ministerial Statement ([click here for link to Ministerial Statement](#)) makes clear that if a site is intentionally occupied without planning permission this would be a material consideration in any retrospective planning application for that site. Whilst this does not mean that retrospective applications will be automatically refused, it does mean that failure to seek permission in advance of occupation will count against the application.
- 2.12 In addition, PPTS 2024 (Paragraph 12) makes clear that in exceptional cases where a local authority is burdened by a large-scale unauthorised site that has significantly increased their need, and their area is subject to strict and special planning constraints, then there is no assumption that the local authority will be required to meet their Gypsy and Traveller site needs in full. This is intended to protect local planning authorities with significant land constraints from being required to provide for additional needs arising directly from large sites such as Dale Farm (a large unauthorised site in Essex).

Considering ‘Cultural’ and ‘PPTS’ need

- 2.13 The PPTS 2024 now contains a revised definition of Gypsy and Traveller which includes reference to people with a cultural tradition of nomadism or living in a caravan.

Responding to challenges

- 2.14 GTAAAs are subject to intense scrutiny, particularly at planning inquiries and hearings. The methodological approaches taken by arc⁴ aim to maximise the robustness of evidence and measures include:
- An up-to-date assessment of the number of pitches on sites and the number of households living on pitches and any vacancies.
 - Maximising response rates from households.
 - Carefully considering the relationship between households and the pitches they occupy.
 - Sensitive analysis of the flows of existing households from and to districts.
 - Consideration of overcrowding and concealed households.

- Careful consideration of turnover on council/housing association pitches, with clear assumptions over future potential capacity from households moving away from pitches.
- Longer-term modelling of need using detailed demographic information contained from household survey work.
- Reasonable assumptions around the number of households in bricks and mortar accommodation who may want to move to a pitch.

Further review of the PPTS

- 2.15 The government has stated in its response to changes to the NPPF that **‘in the context of our wider reforms to planning policy, we will review the PPTS next year’** i.e. 2025.

3. Methodology

Introduction

- 3.1 The GTAA research method is grounded in an understanding of the requirement of the NPPF and based on an established methodology which regularly withstands scrutiny at planning inquiries and hearings.
- 3.2 The methodology has comprised:
- a desktop analysis of existing documents, including data on pitches/sites, plots/yards and unauthorised encampments;
 - the collection of primary data, including household interviews with Gypsies and Travellers and Travelling Showpeople;
 - an assessment of accommodation needs taking into account all available data and information.
- 3.3 The information gathering has been carried out in three phases, as outlined below:
- Phase 1: Literature/desktop review.
 - Phase 2: Survey of Gypsies and Travellers and Travelling Showpeople across Sevenoaks district
 - Phase 3: Needs assessment and production of the GTAA 2025 report.

Phase 1: Literature/desktop review and steering group discussions

- 3.4 We have reviewed relevant literature, including legislative background and best practice information; and analysis of available secondary data relating to Gypsies and Travellers and Travelling Showpeople in the district. The research has been overseen by a steering group comprising local authority officers.

Phase 2: Fieldwork survey and interviews with Gypsies and Travellers and Travelling Showpeople

- 3.5 Our aim is to obtain interviews from all households living on sites using a standard questionnaire (Appendix A). This questionnaire has been carefully designed in consultation with councils, feedback from community representatives and planning agents. Site visits and interviews took place during May 2025 to August 2025.
- 3.6 A total of 196 Gypsy and Traveller households live on pitches. Interviews were achieved with 127 households living on sites. In addition, data for 8 households was obtained from the 2021 household survey as circumstances had not changed, 7 from planning application data and 33 from site owner information. Information on 89.2% of households living on sites was therefore achieved.

Phase 3: Needs assessment and production of report

- 3.7 A detailed explanation of the pitch requirements is contained in Chapter 7 but briefly comprises analysis of the following:
- current pitch supply, households living in bricks and mortar accommodation; households planning to move in the next five years, and emerging households to give total need for pitches; and
 - supply based on the number of authorised pitches and turnover on sites on public pitches.
- 3.8 The overall need for pitches is then compared with the overall supply.

Pitches and households

- 3.9 One of the key challenges faced when assessing Gypsy and Traveller pitch requirements is the actual nature of pitches and how this relates to the number of households they can support.
- 3.10 PPTS 2024 refers to the need for local planning authorities to **'identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets' and 'relate the number of pitches/plots to the circumstances of the specific size and location of the site and the surrounding population's size and density'** (PPTS 2024, paragraph 10).
- 3.11 Planning decision notices usually refer to the number of pitches on a site or the specifics of what can be on a pitch e.g. statics, tourers; or specific individuals and/or households.
- 3.12 As part of the GTAA, it is essential that the characteristics of sites, the number of pitches and how many households these can support is carefully considered. There are a range of issues which need to be considered when reviewing site and pitch characteristics and their potential implications for future pitch and site requirements which are now summarised.

Site and pitch size

- 3.13 There are no definitive parameters for site or pitch sizes. Although now withdrawn, the DCLG Designing Gypsy and Traveller sites: good practice guide (2008) states in paragraph 4.4 that **'Gypsy and Traveller sites are designed to provide land per household which is suitable for a mobile home, touring caravan and a utility building, together with space for parking. Sites of various sizes, layouts and pitch numbers operate successfully today and work best when they take into account the size of the site and the needs and demographics of the families resident on them'**.
- 3.14 Paragraph 4.47 states that **'to ensure fire safety it is essential that every trailer, caravan or park home must be not less than 6 metres from any other trailer, caravan or park home that is occupied separately'**.
- 3.15 Paragraph 7.12 states that **'as a general guide, it is possible to specify that an average family pitch must be capable of accommodating an amenity building, a**

large trailer and touring caravan (or two trailers, drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc.), parking space for two vehicles and a small garden area’.

- 3.16 Paragraph 4.13 states that ‘**smaller pitches must be able to accommodate at least an amenity building, a large trailer, drying space for clothes and parking for at least one vehicle’.**
- 3.17 As a general guide, it is suggested by arc⁴ that the minimum pitch size is 25m by 25m (625 square meters or 0.0625 hectares). This would support a twin-unit chalet/mobile home (15m x 6.5m), a tourer, an amenity shed/building (5m x 4m), two vehicle spaces (minimum 2.4m x 4.8m for each space) and turning circle for vehicles, amenity space and a small garden area/play space. Residential units need to be 3m from the pitch boundary and at least 6m apart. A slightly larger pitch of 25m by 30m (750 square meters or 0.075 hectares) would be appropriate for larger household units requiring several residential units. Additionally, it may be appropriate to have several caravans on a pitch to accommodate newly forming households who may require independent accommodation but want to stay living as part of an extended family group.
- 3.18 It is generally accepted amongst the Travelling community that private sites of up to 6-10 pitches are appropriate. Public sites tend to be larger and have policies and procedures in place to ensure the effective management of sites.
- 3.19 In 2010, the Showmen’s Guild of Great Britain prepared a document ‘Travelling Showpeople’s sites: a planning focus – model standard package). This document was intended to provide guidelines to Travelling Showpeople and Local Planning Authorities when considering the needs of Travelling Showpeople.
- 3.20 This document confirmed that:
- A plot is a piece of land occupied by a Showperson with their family and equipment, used to store fairground rides, vehicles and other items as well as for living accommodation. The family unit can be large or small, for instance an extended family with grandparents, parents and children, or a single-family unit of parents and children.
 - A yard is two or more plots owned by the same family who may use this for their own family purposes or may let part out to other Showpeople.
 - A site is a group of plots where the land is owned by individual plot holders. Quite often a Showperson’s site will have a common shared access onto the main road network.
 - Showpeople’s sites do not fit neatly into the definition of a one land use category. The sites combine a residential use with a storage use, and maintenance is also likely to be carried out on site. The residential use can take the form of static homes and caravans.
 - For a Travelling Showperson yard, the minimum size of a plot is 0.5ha and should include space for residential accommodation and equipment storage.

Occupancy

- 3.21 A pitch may accommodate more than one family unit, for instance it could include a family, older children who have formed their own household and other family members. This could lead to potential overcrowding and this is considered as part of the GTAA household survey.
- 3.22 Private sites may restrict occupancy to close family/friends. This limits opportunity for others to move onto the site but this restrictive occupancy may provide for emerging needs within a household, for example as grown-up children (previously living within a parent(s) or grandparent(s) home) form independent households of their own.
- 3.23 It should also be noted that touring caravans on sites have the potential to help meet emerging need from household members which could be accommodated on existing pitches if appropriate space is available.
- 3.24 Quality, size of pitch and proximity of caravans on pitches vary dramatically.

Response

- 3.25 For each site, a pragmatic and reasonable judgement should be made as part of the GTAA regarding the number of pitches or sub-divisions on sites. This may relate to the number of families living on sites and could include a consideration of the potential intensification of sites (for instance through further sub-division, extension or use of vacant areas within the site). Capacity and layout of sites should be identified through site observation (directly or indirectly through Google maps or similar), planning history and local knowledge of planning, enforcement and liaison officers.
- 3.26 Pitches can become intensified or sub-divided once planning applications have been approved. These sub-divisions tend to be tolerated by councils. Often pitches become subdivided to provide space for newly-forming households, particularly from family members. The potential for pitch intensification/sub-division was considered on site visits and respondents were asked whether intensification/sub-division was possible on the site they lived on.

4. Review of the Gypsy, Traveller and Travelling Showpeople population and existing provision of pitches and plots

Introduction

- 4.1 This chapter looks at the current picture in terms of the current population and demography of Gypsies and Travellers across Sevenoaks district before going on to explore the extent and nature of provision across the area.

Census data

- 4.2 In October 2023, the ONS published detailed census data relating to Gypsy and Traveller populations. This provides valuable insights into the population dynamics and comparisons with overall populations.
- 4.3 The 2021 Census reported a population of **460** people who identified as 'White: Gypsy or Irish Traveller' or 'Gypsy/Romany' and no people identifying as 'Roma' living in Sevenoaks district. The total number of households was estimated to be **160** based on the number of Household Reference People.
- 4.4 The previous 2011 Census reported 390 people and 126 households.
- 4.5 Table 4.1 sets out a range of data relating to people identifying as Gypsies and Travellers from the 2021 Census across Sevenoaks district. In summary:
- 74% live in bricks and mortar accommodation and 26% live in a caravan/mobile structure.
 - 33% of households were owner occupiers and 67% rented (11% privately and 56% from a social landlord).
 - 29% were overcrowded compared with 4.6% of the general population.
 - 41% were couples with children, 32% single parent, 9% singles, 5% couples and 13% were other household types.

Table 4.1 Characteristics of properties and households which are occupied by people identifying as Gypsy and Traveller from 2021 Census

Theme	Category	Number of people identifying as Gypsy/Traveller	% of people identifying as Gypsy/Traveller
Dwelling Stock	Detached whole house or bungalow	70	15.2
	Semi-detached whole house or bungalow	160	34.8
	Terraced (including end-terrace) whole house or bungalow	80	17.4
	Flat, maisonette or apartment	30	6.5
	A caravan or other mobile or temporary structure	120	26.1
	Total	460	100.0
Tenure	Owned: Owns outright	125	27.0
	Owned: Owns with a mortgage or loan or shared ownership	30	6.0
	Private rented or lives rent free	50	11.0
	Rented Social rented	260	56.0
	Total	465	100.0
Occupancy	Occupancy rating of bedrooms 0 or more	330	71.0
	Occupancy rating of bedrooms -1 or less (overcrowded)	135	29.0
	Total	465	100
Household composition	One person household: Aged 66 years and over	15	3.2
	One person household: Other	25	5.4
	Single family household: Couple family household: No children	25	5.4
	Single family household: Couple family household: Dependent children	140	30.1
	Single family household: Couple family household: All children non-dependent	50	10.8
	Single family household: Lone parent household	150	32.3
	Other household types	60	12.9
	Total	465	100.0
General Health	Very Good	195	41.5
	Good	140	29.8
	Fair	80	17.0
	Bad	40	8.5
	Very Bad	15	3.2
	Total	470	100.0
	Net health score (VG+G-B-VB)		59.6%

Source: 2021 Census

- 4.6 In terms of health 71.2% of Gypsies and Travellers said their health was very good/good and 11.7% said it was bad/very bad. The overall net health satisfaction score (% saying very good/good minus bad/very bad) was 60% compared with 81% of the overall population.
- 4.7 Please note that the data reported from the census may differ from the findings of the household survey. This is because of the small population base of the Gypsy and Traveller population and data highly influenced by the level of response to both the 2021 Census and 2025 household survey. It is also important to note that an estimate of households in bricks and mortar is very difficult to establish.

Caravan Count information

- 4.8 Snapshot counts of the number of Gypsy and Traveller caravans were requested by the government in 1979 and have since been undertaken every January and July by local authorities. An annual count of Travelling Showperson caravans takes place every January. The counts provide a source of information on the number of caravans located on authorised and unauthorised sites but do not record the actual number of pitches on sites/yards.
- 4.9 The figures for the last seven Traveller caravan counts for Sevenoaks district are set out in Table 4.2. Data shows an average of 174 caravans across the area during the period January 2022 to July 2025. Of these, 31.9% were on council sites, 59.8% on private sites and 8.3% on unauthorised sites.

Table 4.2 Bi-annual Traveller caravan count figures: January 2022 to July 2025 for Sevenoaks district

	Authorised sites with planning permission			Unauthorised sites without planning permission	
Count Date	Social Rented	Total Private (Temporary)	Total Private (Permanent)	Total Unauthorised	Total
Jan 2022	55	0	80	13	148
Jul 2022	51	0	90	11	152
Jan 2023	51	1	101	9	162
Jul 2023	58	8	101	3	170
Jan 2024	54	1	111	9	175
Jul 2024	58	8	101	3	170
Jan 2025	58	1	117	29	205
July 2025	58	0	108	39	205
7-Count Average (Jan 2022- Jul 2025)	55	3	101	15	173
7-Count % Average (Jan 2022- Jul 2025)	31.9%	1.6%	58.2%	8.3%	174

Source: MHCLG Traveller Caravan Count, Live Table 1

- 4.10 Over the period 2021 to 2025 no caravans on Travelling Showperson plots have been reported (Table 4.3).

Table 4.3 Annual Travelling Showperson caravan count figures: January 2021 to January 2025 for Sevenoaks district

	Authorised sites with planning permission		Unauthorised sites without planning permission	
Count Date	Social Rented	Total Private	Total Unauthorised (tolerated)	Total
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0
2024	0	0	0	0
2025	0	0	0	0
5 -count % Average	0	0	0	0

Source: MHCLG Travelling Showpeople Caravan Count, Live Table 3

Local site and yards

- 4.11 There are several ways in which sites can be described which are associated with their planning status. Authorised sites are those with planning permission and can be on either public or privately-owned land. Unauthorised sites are made up of either longer-term (approximately three months or longer) unauthorised encampments and can be considered to be indicative of a permanent need for accommodation (in some instances local authorities class these as tolerated sites and do not take enforcement action to remove them); and unauthorised developments, where Travellers are residing upon land that they own and that does not have planning permission (see Appendix B for more detailed definitions).
- 4.12 Table 4.4 sets out assumptions regarding pitches and household occupancy on each site. This provides a transparent base position from which the modelling of future pitch in Section 6 need can proceed.
- 4.13 Across Sevenoaks there are a total of 223 pitches across the following sites:
- 3 council/Kent County Council sites (59 pitches: 56 occupied by 56 households and 3 vacant).
 - 26 private authorised sites (119 pitches: 111 occupied by 115 households (including 4 doubled up households) and 8 vacant)
 - 2 private temporary authorised (4 pitches: 2 occupied by 1 household and 1 vacant).
 - 2 sites with planning application pending (18 pitches, 5 occupied by 5 households and 13 vacant).
 - 7 unauthorised sites (23 pitches, 22 occupied by 19 households and 1 vacant).

- Any differences between occupied pitches and number of households is due to some households living on more than one pitch or some pitches occupied by more than one household.

We also achieved 3 interviews with households living on an unauthorised encampment in Swanley and one bricks and mortar household.

Table 4.4 List of Gypsy and Traveller sites in Sevenoaks District as of June 2025

Site Code	Site name and address	Planning status	Total pitches	Total households	Total vacant	Interviews completed	refused/not available	Planning data/2022 GTAA/Site Manager info	Total HH data
LA1	Romani Way, Hever Road, Edenbridge, TN8 5NQ	Permanent Authorised (SDC Owned)	17	14	3	12	2	0	12
LA2	Polhill, Dunton Green, Shoreham, TN14 7BG	Permanent Authorised (KCC owned)	7	7	0	6	1	0	6
LA3	Barnfield Park, Ash Road, Sevenoaks, TN15 7LY	Permanent Authorised (KCC owned)	35	35	0	28	8	0	28
PAP1	Hill Top Farm, Farningham, DA4 0JN	Planning application pending	5	5	0	5	0	0	5
PAP2	Station Court, London Road, Halstead, TN14 7HR	Planning application pending	13	0	13	0	0	0	0
Priv1	Ashley Place, Leydenhatch Lane, Swanley, BR8 7PS	Permanent Authorised	1	1	0	0	1	0	0
Priv2	Eagles Farm, Crowhurst Lane, West Kingsdown, TN15 6JE	Permanent Authorised	4	4	0	4	0	0	4
Priv3	Bournewood Brickworks, Stones Cross Road, Crockenhill, BR8 8LT	Permanent Authorised	1	1	0	1	0	0	1
Priv4	Early Autumn, East Hill, Shoreham, TN15 6YB	Permanent Authorised	2	2	0	2	0	0	2
Priv5	Valley Park, Lower Road, Hextable, BR8 7RZ	Permanent Authorised	17	12	5	8	4	0	8
Priv6	Macandy, Romney Street, Shoreham, TN15 6XR	Permanent Authorised	2	1	0	1	0	0	1

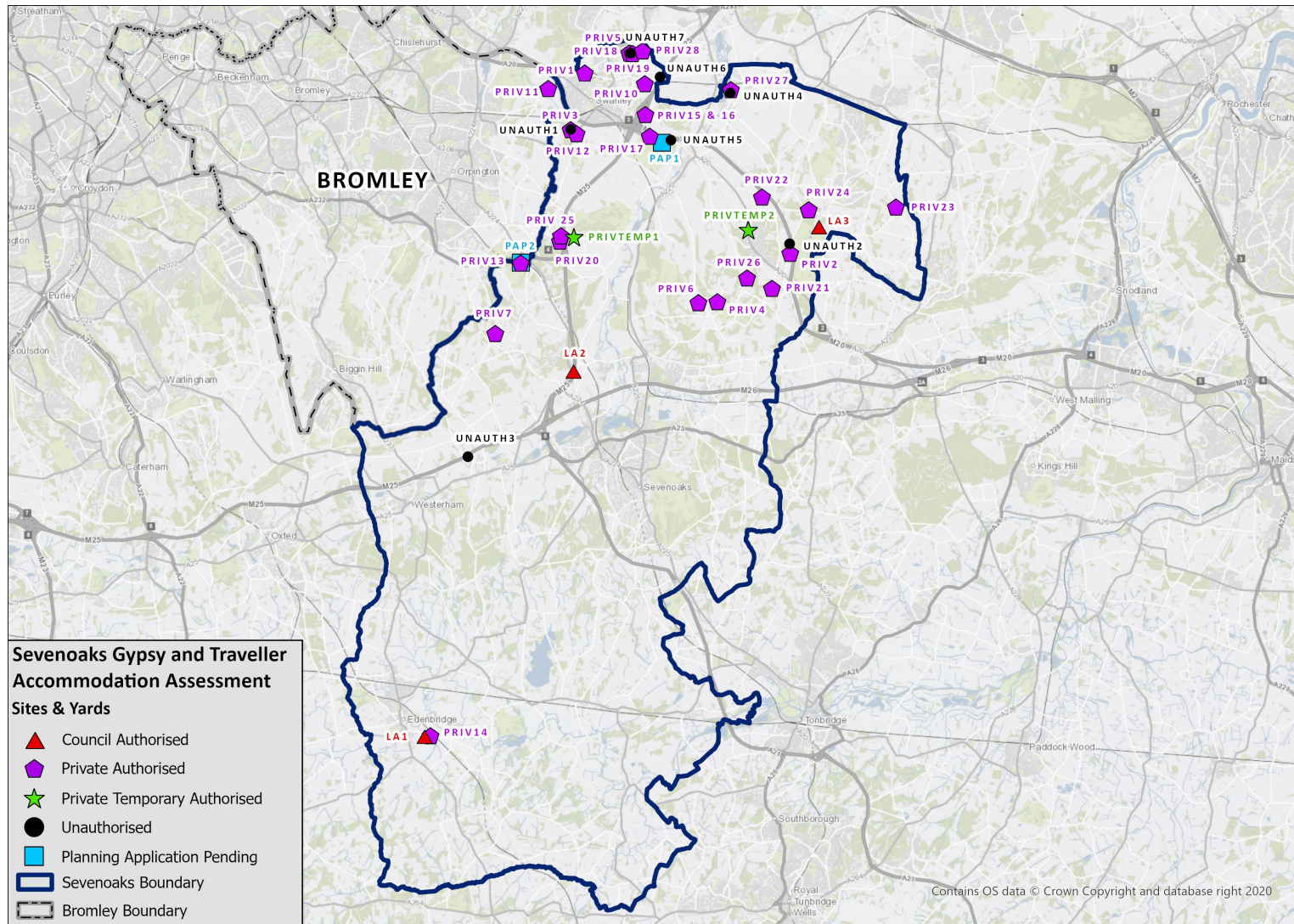
Site Code	Site name and address	Planning status	Total pitches	Total households	Total vacant	Interviews completed	refused/not available	Planning data/2022 GTAA/Site Manager info	Total HH data
Priv7	The Oaks Farm, Randles Lane, Knockholt, TN14 7NG	Permanent Authorised	1	1	0	0	0	1	1
Priv10	Park Lane Farm, Park Lane, Swanley Village, Swanley, BR8 8DT	Permanent Authorised	2	2	0	2	0	0	2
Priv11	Alexis Place, Hockenden Lane, Swanley, BR8 7QH	Permanent Authorised	4	4	0	4	0	0	4
Priv12	Robinson's Nursery, Goldsel Road, Crockenhill, BR8 8BF	Permanent Authorised	1	1	0	1	0	0	1
Priv13	Station Court, London Road, Halstead, TN14 7HR	Permanent Authorised	4	4	0	0	0	4	4
Priv14	Seven Acre Farm, Hever Road, Edenbridge, TN8 5DJ	Permanent Authorised	16	16	0	16	0	0	16
Priv15	Land south of Broomhill, Button Street, Farningham, BR8 8DX	Permanent Authorised	3	4	0	4	0	0	4
Priv16	Pedham Stable/Land between Button Street and M20, Button Street, Farningham, BR8 8DX	Permanent Authorised	3	3	0	3	0	0	3
Priv17	Hill Top Farm, Farningham, DA4 0JN	Permanent Authorised	14	17	0	0	1	16	16
Priv18	Land West of Valley Park, Lower Road, Hextable, BR8 7RZ	Permanent Authorised	11	11	0	8	3	0	8
Priv19	Malt House Farm, Lower Road, Hextable, BR8 7RZ	Permanent Authorised	2	2	0	0	0	2	2

Site Code	Site name and address	Planning status	Total pitches	Total households	Total vacant	Interviews completed	refused/not available	Planning data/2022 GTAA/Site Manager info	Total HH data
Priv20	St. Georges Stables (formerly Westwood View Stables), Rock Hill, Shoreham, BR6 7PP	Permanent Authorised	1	1	0	1	0	0	1
Priv21	Hollywood Gardens, School Lane, West Kingsdown, TN15 6JN	Permanent Authorised	3	4	0	4	0	0	4
Priv22	Land Rear Of Hawkhurst 1-6 Hawkhurst Caravan Park Scratchers Lane Fawkham KENT DA3 8PU	Permanent Authorised	6	6	0	0	0	6	6
Priv23	Fordwood Farm, New Street Road, Ash, TN15 7JY	Permanent Authorised	1	1	0	0	0	1	1
Priv24	Merry Lees, Billet Hill, Ash, TN15 7HG	Permanent Authorised	2	0	2	0	0	0	0
Priv 25	FOUNTAINS FARM North east of Junction with Redmans Lane, Firmingers Road, Orpington	Permanent Authorised	3	3	0	3	0	0	3
Priv26	Knatts Valley Caravan Park, Knatts Valley Road, Knatts Valley, TN15 6XY	Permanent Authorised	11	11	0	0	0	11	11
Priv27	Fallen Willows, Plot 4, South of Viaduct Terrace, Horton Road, South Darenth, DA4 9AX	Permanent Authorised	3	3	0	3	0	0	3
Priv28	Land known as Merryfields, Lower Road, Hextable, BR8 7PE	Permanent Authorised	1	0	1	0	0	0	0
PrivTemp1	Little Trees, Redmans Lane, Shoreham, TN14 7UB	Temporary Authorised	3	1	0	1	0	0	1

Site Code	Site name and address	Planning status	Total pitches	Total households	Total vacant	Interviews completed	refused/not available	Planning data/2022 GTAA/Site Manager info	Total HH data
PrivTemp2	Field East Of High Elms London Road West Kingsdown Kent	Temporary Authorised	1	0	1	0	0	0	0
Unauth1	Bournewood Brickworks, Stones Cross Road, Crockenhill, BR8 8LT	Unauthorised	1	1	0	1	0	0	1
Unauth2	Land North West of Eagles Farm Crowhurst Lane, West Kingsdown, TN15 6JE	Unauthorised	1	0	1	0	0	0	0
Unauth3	Old Trafford Coal Yard, Station Road, Brasted, TN16 1NT	Unauthorised	2	1	0	0	1	1	1
Unauth4	Plot 1 Grazing Land South Of Viaduct Terrace Horton Road South Darenth DA4 9AX	Unauthorised	2	1	0	1	0	0	1
Unauth5	Land East Of Farningham Hill Stables Farningham Hill Road Farningham Kent, DA4 0JQ	Unauthorised	8	7	0	7	0	0	7
Unauth6	7 Ship Lane Swanley Kent BR8 7PB	Unauthorised	6	6	0	0	4	6	6
Unauth7	Valley Park, Lower Road, Hextable, BR8 7RZ	Unauthorised	3	3	0	1	2	0	1
TOTAL			223	196	26	127	27	48	175

Source: Council data 2025, site survey and fieldwork 2025

Map 4.1 Location of sites in Sevenoaks district



5. Household survey findings

- 5.1 This chapter presents the findings of the household survey, which was carried out to provide primary data to inform this GTAA. The survey aimed to reach as many Gypsy and Traveller households living in the study area as possible. It was conducted using the questionnaire presented in Appendix A. The chapter also summarises key findings from stakeholder engagement.

Gypsy and Traveller households living in Sevenoaks district

- 5.2 A review of the characteristics of Gypsy and Traveller households living in Sevenoaks district has been based on data from a total of 175 households on pitches obtained either through 2025 household survey data (127) or from other sources including site management information and the 2021 GTAA (48).
- 5.3 The number of responses achieved to particular questions is summarised for each question. It would not be appropriate to provide a detailed analysis of the survey information, for instance by type or location of site, as this has the potential to identify individual responses. Broad summaries of the household data are presented in a manner which maintains respondent confidentiality. Where analysis refers to 'small numbers' this means 4 or fewer households responding.
- 5.4 **Ethnicity** (base=160): Of household on pitches 78.8% identified as Romany Gypsy/English Traveller, 20% identified as Irish Traveller and 1.3% said White British.
- 5.5 Data obtained provided an insight into household size, type and the age of residents living on pitches.
- 5.6 **Household size** (base=160): 13.1% of households were single person; 31.9% two person; 15.6% three person; 14.4% four person, 15.0% five person. 5.6% six person and 4.4% seven or more person households.
- 5.7 **Household type** (base=160): 13.1% of households were single person, 24.4% couples, 32.5% couples with child(ren) including adult children, 13.1% were single parents and 16.9% were other households (for instance multi-adult households and extended families).
- 5.8 **Age profile**: The household data obtained identified a total of 519 Gypsies and Travellers living on sites across Sevenoaks district of whom 326 were adults and 193 were children. Household data reports the following age profile (base=438) of households living on sites in Sevenoaks: 31.1% were aged 13 or under, 9.8% aged 14-17, 24.9% aged 18-34, 16.4% aged 35-49, 8.0% aged 50-64 and 9.8% aged 65 and over.
- 5.9 **Length of residence** (base=133): 15% had lived at their current place of residence for less than 5 years, 8.3% between 5 and less than 10 years, 22.6% between 10 and less than 20 years and 54.1% for 20 years or more.
- 5.10 **Overcrowding**: When asked if their home was overcrowding (base=43), none said that their pitch was overcrowded.

Help and support needs

- 5.11 Respondents were asked if they had any broader help and support needs. Several mentioned health concerns such as disability and some specific issues but no one requested further support.

6. Gypsy and Traveller pitch, Travelling Showperson plot and transit site requirements

Introduction

- 6.1 This section reviews the overall pitch and plot requirements of Gypsies and Travellers and Travelling Showpeople across Sevenoaks district. It takes into account current supply and need, as well as future need, based on modelling of data. This chapter also considers transit pitch requirements for Gypsies and Travellers. Finally, the chapter presents planning policy recommendations.
- 6.2 The calculation of pitch requirements is based on modelling as advocated in **Gypsy and Traveller Accommodation Assessment Guidance** (DCLG, 2007). Although now formally withdrawn, the former DCLG Guidance still provides the best-practice approach towards the assessment of pitch and plot needs (see Chapter 2 for further discussion).
- 6.3 This approach requires an assessment of the current needs of Gypsies and Travellers and a projection of future needs. It advocates the use of a survey to supplement secondary source information and derive key supply and demand information. Modelling presents an overall need based on the revised 2024 PPTS definition which is also called the ‘cultural’ need.

Gypsy and Traveller pitch requirement model overview

- 6.4 Pitch need is assessed for two time periods. A short-term 5-year model looks at need over the next five years (2025/26 to 2029/30). A longer-term model looks at need over the longer-term (to 2042/43) arising from children likely to need a pitch.
- 6.5 In terms of **need**, the 5-year model considers:
- the baseline number of households on all types of site (authorised, unauthorised and temporary authorised sites) as of June 2025;
 - existing households planning to move in the next five years (currently on sites and also from bricks and mortar) and where they are planning to move to; and
 - emerging households currently on sites and planning to emerge in the next five years and stay within the study area on a pitch; to derive a figure for total pitch need.
- 6.6 In terms of **supply**, the model considers:
- total supply of current pitches on authorised sites; and
 - vacant pitches on authorised sites.
- 6.7 The model then reconciles total need and existing authorised supply over the next five years by summarising:
- total need for pitches; and
 - total supply of authorised pitches.

- 6.8 The longer-term model then considers the cultural need over the period to 2042/43. This is based on the age profile of children under 13 living in Gypsy and Traveller households on pitches.

Gypsy and Traveller pitch need analysis: Description of factors in the 5-year need model: Sevenoaks district

- 6.9 Table 6.1 provides a summary of the 5-year pitch need calculation for Sevenoaks district. Each component in the model is now discussed to ensure that the process is transparent and any assumptions clearly stated.

Need

Current households living on pitches (1a to 1e)

- 6.10 These figures are derived from council data and site observation data. In summary there are 196 households in total living on sites, with 171 households living on authorised sites and 25 households living site that are not permanently authorised.

Current households in bricks and mortar accommodation (2)

- 6.11 The 2021 Census suggested there were 118 households living in bricks and mortar accommodation.

Weighting

- 6.12 Survey data have been weighted to take account of non-response households. The weighting is 196 (total households) divided by 175 (total responses) = 1.12

Existing households planning to move in the next five years (3)

- 6.13 This was derived from information from the 2025 household survey for respondents currently on pitches and housing waiting list data
- 6.14 Of existing households currently on sites, the household survey indicates that 5.6 plan to move in the next 5 years (rows 3a, 3b and 3c). Overall, these moves will release 1.1 pitches for occupancy, with remainder of moves resulting in no net change in pitch occupancy.
- 6.15 For households currently in bricks and mortar, based on national arc⁴ studies it is estimated that 5.3% of households living in bricks and mortar would prefer to live on a site which would equate to around 6 households. However, evidence from household surveys indicates a need from 7 households and this higher figure is used in modelling. Surveying also identified a need of 3.4 pitches from households currently on the roadside with connections with Sevenoaks district.
- 6.16 Regarding in-migration, the household survey identified 6.7 households who had moved onto a pitch in the past 5 years and modelling assumes the same number of households moving into Sevenoaks district in the next 5 years.

- 6.17 The factors presented in section 3 of the model result in an overall net requirement of +16 pitches from existing households planning to move in the next 5 years.

Emerging households (4)

- 6.18 This is the number of households expected to emerge in the next 5 years based on 2025 household survey information. The total number is +80.6 and all want to move to pitches. If young people aged 18 and over were living with family and have not specified that they want to form a new household, this is assumed to be through choice and the model does not assume they want to form a new household.

Total need for pitches (5)

- 6.19 This is a total of current households on authorised and unauthorised pitches, households on pitches and in bricks and mortar planning to move in the next five years and demand from emerging households from pitches and bricks and mortar accommodation. This indicates a total need for 292.6 pitches.

Supply

Current supply of authorised pitches (6)

- 6.20 Modelling assumes a total supply of authorised pitches to meet the needs of 178 households. This is broken down to a total of 167 occupied Gypsy and Traveller pitches and 11 vacant pitches.

Reconciling supply and demand

- 6.21 There is a total need over the next five years (2025/26 to 2029/30) for 293 pitches in Sevenoaks district (Table 6.1) compared with a supply of 178 authorised pitches. The result is an overall need for 115 additional pitches.

Table 6.1 Summary of demand and supply factors: Gypsies and Travellers – Sevenoaks district 2025/26 to 2029/30

CULTURAL NEED			Sevenoaks district Total
1	Households living on pitches (includes households doubled up on pitches)	1a. On council site	56
		1b. On private site - Authorised	115
		1c. On private site – Temporary Authorised	1
		1d. On private site – planning permission under review	5
		1d. On unauthorised site	19
		1e. Total (1a to 1d)	196
2	Estimate of households living in bricks and mortar accommodation	2021 Census estimate	118
		WEIGHTING	1.2
3	Existing households planning to move in next 5 years or on unauthorised site	Currently on sites	
		3a. To another pitch/same site (no net impact)	4.5
		3b. To another site in LA (no net impact)	0.0
		3c. From site to bricks and mortar (-)	1.1
		3d. To site/bricks and mortar outside district (-)	0.0
		Currently in Bricks and Mortar	
		3e. Planning to move to a site in LA (+)	7.0
		3f. Planning to move to another B&M property (no net impact)	0.0
		Roadside in Sevenoaks district	
		3g. Currently on roadside (+)	3.4
		In-migrant households	
		3h. Allowance for in-migration (+)	6.7
3i. TOTAL Net impact (-3c-3d+3e+3g+3h)		16.0	
4	Emerging households (5 years)	4a. Currently on site and planning to live on current site	67.2
		4b. Current on site and planning to live on another site in the district	13.4
		4c. Currently on site and planning to live outside the district	0
		4d. Currently in B&M planning to move to a site in LA (+)	0
		4e. Currently in B&M and moving to B&M (no net impact)	0
		4f. Currently on Site and moving to B&M (no net impact)	0
		4g. TOTAL (4a+4b+4d)	80.6
5	Total Need	1e+3i+4g	292.6
SUPPLY			
6	Current supply of authorised pitches	6a Current supply of occupied permanently authorised pitches	167
		6b. Current authorised pitches which are vacant	11
		6c. Total current authorised supply (6a+6b)	178
RECONCILING NEED AND SUPPLY			
7	Total need for pitches	5 years (from 5)	293
8	Total supply of authorised pitches	5 years (from 6c)	178
5 YEAR AUTHORISED PITCH SHORTFALL 2025/26 TO 2029/30			115

Longer-term pitch requirement modelling to 2042/43

- 6.22 Longer-term pitch need modelling has been carried out using known household structure information from the household survey of households living on pitches. On the basis of the age of children in households, it is possible to determine the extent of 'likely emergence', which assumes that a child is likely to form a new household at the age of 18.
- 6.23 When calculating longer-term need, a reasonable assumption is that half of these children will form new households, bearing in mind culturally women tend to move away on marriage and men tend to stay in close proximity to their families on marriage. The model therefore assumes that 50% of children will form households when they reach 18 and that these households remain in the local authority area. This approach has been tested at inquiry and the assumption has been corroborated by several Travelling interviewees. Demographic data are currently available to 2042/43. Over this period, there is a need for an additional 77 pitches (Table 6.2).

Table 6.2 Future pitch requirements based on the assumption that 50% of children will require a pitch in Sevenoaks district

Time period	No. children	No. pitches
2030/31 to 2034/35 (5 years)	58	29
2035/36 to 2039/40 (5 years)	53	26
2040/41 to 2042/43 (3 years)	45	23
Total (2030/31 to 2042/43) (13 years)	156	77

Overall pitch need

- 6.24 Table 6.3 summarises the overall need for pitches across Sevenoaks district over the period 2025/26 to 2042/43. Need has been assessed over a short-term 2025/26 to 2029/30 and longer-term 2030/31 to 2042/43. The overall need is 192 additional pitches. The main driver of need in the first five years is households living on unauthorised sites and emerging households. Longer-term need takes into account the demographic profile of people living on sites. The overall annual need is 10.6 additional pitches.

Table 6.3 Plan period Gypsy and Traveller pitch need 2025/26 to 2042/43 – Sevenoaks district

Residential Pitch need	Sevenoaks District
5yr Authorised Pitch Shortfall (2025/26 to 2029/30) (A)	115
Longer-term need	
Over period 2030/31 to 2034/35 (B)	29
Over period 2035/36 to 2039/40 (C)	26
Over period 2040/41 to 2042/43 (D)	23
Longer-term need TOTAL (E=B+C+D)	77
TOTAL SHORTFALL 2025/26 to 2042/43 (A + E)	192

Potential capacity for Gypsy and Traveller pitches on existing sites

6.25 There are several potential sources of pitch supply that are summarised in Table 6.4.

Table 6.4 Gypsy and Traveller pitch need: potential sources of pitch supply from existing sites

Option	Detail	No. pitches	Comment
1. Regularisation of unauthorised pitches		45	Potential for regularisation and future review of pitch capacity to meet need
2. Expansion/intensification of existing sites	Potential for additional pitches on 9 sites	47 to 58	Council to review capacities
3. Potential household dissolution	Across public and private sites	26	Potential pitches coming available over the plan period owing to the current age of occupants.
4. Turnover/relets on council pitches	Minimal turnover of sites with 6 households moving onto pitches in past 5 years	22	22 pitches assumed to come available through relet over the plan period Assume 1.2 council/KCC pitches come available each year
TOTAL		140 to 151	

6.26 Each of these options is now discussed in further detail.

Regularisation

6.27 Regularisation of sites that are not permanently authorised would help meet the needs identified. There are 2 sites with temporary planning permission (4 pitches), 2 sites with planning applications being considered (18 pitches) and 7 unauthorised sites (23 pitches). In total there are 45 pitches without full planning permission across 12 sites. These sites should be considered for regularisation if they satisfy relevant Local Plan policies. This would create **45 authorised pitches**.

Potential for additional pitches on existing sites

6.28 The household survey asked households living on sites if their site could accommodate more pitches through either the expansion of the site or intensification of existing pitches. Table 6.5 summaries the potential scope for additional pitches on existing sites. It is recommended the council carry out further work to assess the feasibility additional pitches on these site. This initial assessment would indicate between 47 and 58 additional pitches on authorised sites.

Table 6.5 Gypsy and Traveller pitch need: potential sources of pitch supply from existing sites

Site reference	Potential intensification/expansion	Min pitches	Max pitches
Priv15	Land SW of Broomhill	6	10
Priv14	Seven Acre Farm	15	15
Priv27	Fallen Willows (Plot 4, Horton Road)	2	3
Priv19	Malt House Farm	2	2
Priv16	Pelham stables	2	3
Priv4	Early Autumn	2	2
Priv25	Fountain Farm	2	2
Priv23	Fordwood Farm	6	6
Priv17	Hill Top Farm, Farningham, DA4 0JN	10	15
TOTAL		47	58

Household dissolution

- 6.29 Analysis also considers in a sensitive manner the potential for pitches to come available through the dissolution of households. Based on the age profile and household composition on pitches, a potential of **26 pitches** could become available over the period to 2042/43.

Turnover on sites

- 6.30 Turnover relates to the number of pitches that are expected to become available for occupancy. Analysis only includes expected turnover on public sites as this is referenced in (former) CLG guidance and more accurate data on changes in pitch occupancy is likely to be available. Although there is likely to be turnover on private sites, the ability of households to move onto private sites may be more restrictive (for instance the site may be restricted to a particular family) and less likely to be recorded. Evidence of turnover was derived from the household survey which indicates a turnover/relet rate of 1.2 pitches each year. It is assumed that 22 pitches would become available over the plan period to help meet needs.

Summary of need and capacity

- 6.31 Overall, there is a need across Sevenoaks district for 192 additional authorised pitches over the period 2025/26 to 2042/43. There is a need for 115 additional pitches in the first five years 2025/26 to 2029/30, driven mainly by unauthorised sites and emerging households and 77 additional pitches in the longer-term 2030/31 to 2042/43 through anticipated future household formation derived from demographic analysis.
- 6.32 There is a potential supply of additional 140 to 151 authorised pitches through:
- Potential regularisation of existing pitches on sites that are not permanently authorised (45 pitches)
 - Potential expansion/intensification of authorised sites (47 to 58 pitches)

- Household dissolution (26 pitches)
 - Reletting/turnover of social rented pitches (22 pitches)
- 6.33 This would reduce the need 2025/26 to 2042/43 to between 41 and 52 and new pitches.

Alternative need analysis based on annual growth rates

- 6.34 The dramatic increase in residential pitch need over the period 2025/26 to 2042/43 can also be contextualised by considering annual household growth rates.
- 6.35 Table 6.5 sets out the projected number of households using growth rates of between 1.5% and 3.9% each year. The rate of 3.9% represents the anticipated growth rate based on the pitch need modelling. Higher growth rates can be associated with youthful populations and emerging need will be a key driver of pitch need over the period 2025/26 to 2042/43.
- 6.36 Modelling of household dissolution indicates a potential loss of 26 household reference people over the period 2025/26 to 2042/43, representing an annualised dissolution rate of 0.6%. This would imply a net overall household growth rate of around 3.3%.
- 6.37 The main conclusion is that the youthful population living on pitches in Sevenoaks is a key driver of future pitch need. Some household dissolution is anticipated but this is low given the current age profile of household reference people. The scale of pitch need identified is consistent with a gross growth rate of 3.9% each year which would be reduced to around 3.3% when household dissolution is considered.

Table 6.5 Annual household growth rate analysis

	Annual Gross Household Growth Rate					
	1.5%	2.5%	3.0%	3.3%	3.5%	3.9%
2025 base no. households	196	196	196	196	196	196
2026	198.9	200.9	201.9	202.5	202.9	203.6
2027	201.9	205.9	207.9	209.3	210.0	211.6
2028	205.0	211.1	214.2	216.2	217.3	219.8
2029	208.0	216.3	220.6	223.4	224.9	228.4
2030	211.1	221.8	227.2	230.9	232.8	237.3
2031	214.3	227.3	234.0	238.6	240.9	246.6
2032	217.5	233.0	241.1	246.5	249.4	256.2
2033	220.8	238.8	248.3	254.7	258.1	266.2
2034	224.1	244.8	255.7	263.2	267.1	276.6
2035	227.5	250.9	263.4	272.0	276.5	287.4
2036	230.9	257.2	271.3	281.0	286.2	298.6
2037	234.3	263.6	279.4	290.4	296.2	310.2
2038	237.9	270.2	287.8	300.1	306.5	322.3
2039	241.4	276.9	296.5	310.0	317.3	334.9
2040	245.0	283.9	305.4	320.4	328.4	347.9
2041	248.7	291.0	314.5	331.0	339.9	361.5
2042	252.5	298.2	324.0	342.1	351.8	375.6
2043	256.2	305.7	333.7	353.5	364.1	390.2

Tenure preferences

- 6.38 Based on the tenure preferences of existing and emerging households (number of tenure preferences stated =70), 36% stated a preference for a social rented pitch and 64% a pitch on a private site. This was based on specific preferences expressed or if no tenure was specified the current tenure of pitches occupied.

Transit requirements

- 6.39 There are a number of ways to deliver temporary places where Travellers can stop whilst passing through a local authority area. These include transit sites, stop over areas and negotiated stopping. A good indicator of transit need is unauthorised encampment activity.
- 6.40 For Sevenoaks district, there have been no reported encampments over the past three years. However, when considering transit need, the council needs to be mindful of the 2022 Police, Crime, Courts and Sentencing Act (Part 4). This makes using land for stopping without permission a criminal offence rather than a civil offence. The Bill gives police increased powers to act and introduces significant penalties (fines up to £2,500, impounding vehicles and prison sentences).
- 6.41 The 2022 GTAA recommended that the council introduce negotiated stopping arrangements to support any future transit need (see

<https://www.negotiatedstopping.co.uk> for further information). Negotiated stopping involves councils making an agreement with Gypsies and Travellers on unauthorised encampments. The terms of the agreement can vary but usually include the provision of portaloos, waste disposal, water; the length of the agreement can vary but tends to be around 28 days; and users agree to comply with rules for behaviour and use of the site. Developing a negotiated stopping policy is a recommended policy response for the council.

- 6.42 We usually recommend that the council identifies land to accommodate encampments of up to 5 caravans, encampments of between 6 and 10 caravans and encampments of more than 10 caravans using negotiated stopping arrangements.

7. Travelling Showperson plot requirements

- 7.1 There is currently no provision for Travelling Showpeople across Sevenoaks district. However, it is recommended the council include a criteria-base policy to consider any applications for yards over the plan period.
- 7.2 Through discussions with several Travelling Showpeople who have developed yards, a recommended minimum size for a yard on 0.15ha which could accommodate up to 3 caravans (or 3 plots) and ideally 0.2ha which could accommodate up to 5 caravans (or 5 plots).

8. Conclusion and response

- 8.1 This concluding chapter provides a brief summary of key findings and recommendations.

Current accommodation

- 8.2 There are well-established Gypsy and Traveller communities living across Sevenoaks district. There are a total of 40 sites which provide 223 pitches. 197 pitches are occupied and 26 are vacant. Across the sites, there are at least 519 people in 196 households including 326 adults and 193 children.
- 8.3 There are currently no Travelling Showperson yards in Sevenoaks district.

Future Gypsy and Traveller residential need

- 8.4 There is an overall minimum need for an additional 192 additional Gypsy and Traveller pitches across Sevenoaks district over the period 2025/26 to 2042/43.
- 8.5 Of this need, 115 pitches are needed in the first five years and 77 over the longer-term period 2030/31 to 2042/43.
- 8.6 Needs analysis considers the needs arising from existing households, households on unauthorised sites, newly forming households, in-migrant households and current vacancies on existing sites. The main drivers of need across the district are from households currently living on unauthorised sites and household formation from households living on pitches. The annual net shortfall need is 10.6 pitches.
- 8.7 The need in the first five years 2025/26 to 2029/30 is:
- households living on pitches = 196
 - Existing households needing a pitch = 16
 - Emerging households needing a pitch = 81
 - Total need = 293
 - Total authorised supply = 178
 - Net shortfall 2025/26 to 2029/30 (293 need – 178 authorised supply) = **115 pitches**
- 8.8 The need over the **longer-term** 2030/31 to 2042/43 is based on the demographics of people living on sites. There are a total of 156 people currently aged under the age of 13 who are expected to need a pitch during the period 2030/31 to 2042/43. Assuming that 50% form households, the pitch need is **77 pitches**.
- 8.9 The total need over the 18 year period 2025/26 to 2042/43 is **192 pitches** or 10.6 each year.

Comparison with previous 2022 GTAA

- 8.10 There has been a dramatic increase in the overall need for Gypsy and Traveller pitches compared with the 2022 study. Table 8.1 compares the key stages of the needs modelling to explain this difference. Essentially there has been a dramatic increase in the number of households living on pitches. The age profile is also skewed towards younger people, with 27.7% of the population on pitches aged under 13.

Table 8.1 Comparison in needs analysis 2022 and 2025

Stage	Short-term need	2022	2025	Difference	Comment
1	Total households living on pitches	108	196	88	Number of private authorised pitches increased by 82%.
2	Households in bricks and mortar	80	160	80	2021 census reported twice the number of households than 2011 census. 2022 GTAA used 2011 census data and 2025 used the 2021 census
3	Existing households planning to move in next 5 years	12	16.0	4	Increase of 33%
4	Emerging households (5 years)	29	81.0	52	Increase of 179%. Due to increase in households on pitches and young age profile of residents in households
5	Total Need (1+2+3)	149	293	144	Increase of 97%
6	Total supply	144	178	34	Increase of 24% through regularisation and new permissions
7	Need minus supply (5-6)	5	115	110	
	Longer term	38	78	40	105% increase in longer-term need due to increase in younger people living on pitches

Meeting the need for residential pitches

- 8.11 The GTAA has identified a considerable range of potential pitches to help meet identified need which is set out in Table 8.2. **There are a potential 140 to 151 pitches** through the regularisation of existing sites, expansion/intensification of existing sites (Table 8.3) and an allowance for household dissolution and reletting/turnover on council/KCC sites.
- 8.12 **By taking these potential pitches into consideration, the residual need to be met through additional pitches on sites would be 41 to 52 pitches over the plan period.**
- 8.13 Notwithstanding evidence in this GTAA on need, additional need may arise over the plan period, for instance households moving into Sevenoaks district.

It is therefore recommended the council has criteria-based policies to inform future planning applications for private sites should they arise.

Table 8.2 Gypsy and Traveller pitch need: potential sources of pitch supply from existing sites

Option	Detail	No. pitches	Comment
1. Regularisation of unauthorised pitches		45	Potential for regularisation and future review of pitch capacity to meet need
2. Expansion/intensification of existing sites	Potential for additional pitches on 9 sites	47 to 58	Council to review capacities
3. Potential household dissolution	Across public and private sites	26	Potential pitches coming available over the plan period owing to the current age of occupants.
4. Turnover/relets on council pitches	Minimal turnover of sites with 6 households moving onto pitches in past 5 years	22	22 pitches assumed to come available through relet over the plan period Assume 1.2 council/KCC pitches come available each year
TOTAL		140 to 151	

Table 8.3 Gypsy and Traveller pitch need: potential sources of pitch supply from existing sites

Site reference	Potential intensification/expansion	Min pitches	Max pitches
Priv15	Land SW of Broomhill	6	10
Priv14	Seven Acre Farm	15	15
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Priv19	Malt House Farm	2	2
Priv16	Pelham stables	2	3
Priv4	Early Autumn	2	2
Priv25	Fountain Farm	2	2
Priv23	Fordwood Farm	6	6
Priv17	Hill Top Farm, Farningham, DA4 0JN	10	15
TOTAL		47	58

- 8.14 Analysis has also considered annual growth rates. The scale of need evidenced is equivalent to an annual growth rate of 3.9%. Although this is high, it reflects the youthful population living on sites. The household dissolution rate is estimated to be 0.6% annually, resulting in a net annual growth rate of around 3.3%.
- 8.15 Notwithstanding evidence in this GTAA on need, additional need may arise over the plan period, for instance households moving into Sevenoaks district. It is therefore recommended that the Local Plan references the need in the GTAA as a minimum need which is likely to be met but sets out criteria-based policies to inform future planning applications for sites.

Transit provision

- 8.16 The GTAA recommends that the council develop negotiated stopping arrangements to support households travelling through the district. It is recommended that the council identifies land to accommodate encampments of up to 5 caravans, encampments of between 6 and 10 caravans and encampments of more than 10 caravans to support negotiated stopping arrangements.

Future updating

- 8.17 The GTAA should be updated on a 5-yearly basis to ensure that the level of pitch, plot and mooring provision remains appropriate for the Gypsy, Traveller and Travelling Showperson populations across Sevenoaks district.

Appendix A: Gypsy and Traveller Fieldwork Questionnaire

Date and Time	
Site Reference	
Address	
General Data Protection Regulation (2018) and Data Protection	GDPR came into effect from 25th May 2018. This provides rights of people to control personal data held about them by organisations. This study is being done for Sevenoaks District Council to identify if there is a need for more residential pitches and transit provision in the area. A report will be prepared based on the findings of these surveys. The information you provide will not be used for any other purpose.
Can you please say if you are happy to carry on with the questionnaire on this basis?	Yes No

1	Pitch/Property Type (and tenure if B&M)	
2	No. Statics/mobiles/chalets or bricks and mortar	
3A	No. tourers/caravans	
3B	No. of amenity blocks	
4	Description of pitch occupancy	
5	No. households	
6	No. concealed households	
7	No. doubled up households	
8	Does anyone else use this pitch as their home? If so, who	

9	HOUSEHOLD CHARACTERISTICS			
		Gender	Age	Relationship to respondent
	Respondent			
	Person 2			
	Person 3			
	Person 4			
	Person 5			
	Person 6			
	Person 7			

	Person 8			
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10	ETHNICITY	
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11	How many bedspaces are there on your pitch?	
12	Overcrowding of home	Y / N
13	Overcrowding of pitch	Y / N
14	Thinking back to when you were 15, were you living on a site, on the roadside or living in bricks and mortar housing?	S, R, B&M
15	Where were you living? Record district/settlement name	

	TRAVELLING QUESTIONS	
16	In the last year have you or someone in your household travelled?	Y / N
17	If yes, reason(s) for travelling	
18	If yes, please describe when and where do you travel? (if relevant)	
19	If no, what reasons do you or your household have for not travelling now or in the future?	

	WHERE YOU PLAN TO LIVE IN THE FUTURE	
20	Are you planning to move to another place to live in the next 5 years?	Y / N
21	Why are you planning to move?	
22	Where are you planning to move to? (Same Site, Private Site in District, Council Site in District, Outside District (if so where), Bricks and Mortar housing)	
23	What type of dwelling ? (caravan, trailer, chalet, house, flat, bungalow)	
24A	If pitch, single (one static) or double pitch (for two statics/family pitch)	
24B	Would you need any grazing land for any livestock?	Y / N
24C	If you are considering bricks and mortar, what are your reasons	

	IF IN B&M HOUSING	
25	If you live in bricks and mortar housing, are you happy to live here or would you prefer to live on a pitch?	Happy Here / Prefer pitch
26	If you would prefer to live on a pitch is this because you have a 'cultural aversion' to living in bricks and mortar (this means if affects your mental health and makes you unhappy/ depressed)?	Y / N

	EMERGING HOUSEHOLDS	
27	Emerging households: Are there any people in your household who want to move to their own pitch in the next 5 yrs?	Y / N

		HH1	HH2	HH3	HH4
28	Where are you planning to move to? (Same Site, Private Site in District, Council Site in District, Outside District (if so where), Bricks and Mortar housing)				
29	What type of dwelling ? (caravan, trailer, chalet, house, flat, bungalow)				
30	If pitch, single (one static) or double pitch (for two statics)				
31	If living in bricks and mortar do you have a 'cultural aversion' to living in bricks and mortar? (this means if affects your mental health and makes you unhappy/ depressed)	Y / N	Y / N	Y / N	Y / N

	ADDITIONAL RESIDENTIAL PITCHES	
32	Scope to expand site (extend the boundary of the site)	Y / N
33	No. additional pitches	
34	Scope to intensify pitches (put more pitches on the existing site)	Y / N
35	No. additional pitches	
36	Are there any vacant pitches on the site which could be used by another family? If so how many pitches	
37	In general, is there a need for more authorised pitches (for people to live on all the time?) in this part of B81 Shropshire?	Y / N
38	If so, now many are needed?	
39	Who should own them (Council, people from the Traveller Community, non-Travellers)	
40	Do you own any land or know of anywhere within the district which could be considered for development as a site?	

	TRANSIT AND TEMPORARY STOPOVER NEED	
41	Is there a need to provide places where people can stop whilst travelling through the district? This can include transit pitches or stopover places	Y / N
42	Is there a need for transit pitches (for people stopping over temporarily) in the district? A transit pitch is intended for short-term use and usually includes space for two caravans, parking space and access to electricity, a toilet, washing facilities	Y / N
43	If so, how many are needed?	
44	Who should manage them ? (Council, Traveller Community)	
45	Where should they be located?	

46	Is there a need for stopover places? A stopover place is land which can be used on a temporary basis and usually include access to portaloos, waste disposal and water	Y / N
47	If so, how many are needed?	
48	Who should manage them ? (Council, Traveller Community)	
49	Where should they be located?	

	RESIDENTIAL HISTORY	
50	How many years have you lived here? <u>Please state number of years</u>	
Routing	If more than five years	Go to Q56
	If five years or less	Go to Q51
51	Where did you move from? (District)	
52	Were you living on a Private Site, Council Site, Roadside or Bricks and Mortar housing?	
53	When you moved here, was the pitch vacant, a brand new pitch or had the pitch been created by dividing up an existing pitch?	
54	What were the reasons for moving here?	
55	Did you already have a connection with the area ? (e.g. family or friends living here; or you used to live here?)	

	SUPPORT NEEDS	
56	Do you or a member of your household have any health-related needs? Could you please explain what they are?	

	FINAL QUESTIONS	
57	Is there anything else you'd like to tell us about your housing or support needs?	
58	Do you know anyone in bricks and mortar housing looking to live on a pitch? If so, can you provide contact details	

OTHER COMMENTS

Appendix B: Glossary of terms

Bargee Travellers: Itinerant boat dwellers on Britain's inland and coastal waterways. This includes anyone whose home is a boat and who does not have a permanent mooring for their boat with planning permission for residential use

Caravans: Mobile living vehicles used by Gypsies and Travellers; also referred to as trailers.

CJ&POA: Criminal Justice and Public Order Act 1994; includes powers for local authorities and police to act against unauthorised encampments.

CRE: Commission for Racial Equality.

Duty to cooperate: introduced in the Localism Act 2011 and is set out in section 33A of the Planning and Compulsory Purchase Act 2004. It placed a legal duty on local planning authorities in England to engage constructive, actively and on an ongoing basis with prescribed bodies on the preparation of a Local Plan. The Duty, as a legal test, has now been rescinded by the Levelling Up and Regeneration Act, which received Royal Assent on 26 October 2023. This has replaced the legal test with a soundness test (in national policy). The Levelling-up and Regeneration Act 2023 will revoke the Duty to Cooperate in relation to the reformed plan making system. However, the Duty remains a legal requirement under the current Local Plans system and will continue to apply to Local Plans progressed within the current system.

Gypsies and Travellers: Defined in MHCLG *Planning policy for traveller sites 2024* annex 1 as “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.”

Irish Traveller: Member of one of the main groups of Gypsies and Travellers in England. Irish Travellers have a distinct indigenous origin in Ireland and have been in England since the mid nineteenth century. They have been recognised as an ethnic group since August 2000 in England and Wales (O’Leary v Allied Domecq).

MHCLG: Ministry of Communities, Housing and Local Government. Previously renamed DLUHC Department for Levelling Up, Housing and Communities in 2021 from the MHCLG in 2018. The ministry has oversight of policies to meet the needs Gypsies and Travellers in England.

Mobile home: Legally a ‘caravan’ but not usually capable of being moved by towing.

Negotiated Stopping: involves Local Authority officers making an agreement with Gypsies and Travellers on unauthorised encampments. The agreement allows Travellers to stay either on the land they are camped on or move to a bit of land more suitable for all parties. The length of the agreement can also vary from 2 weeks to several months but tend to be around 28 days. The agreement is a local one and will vary but has so far included Travellers agreeing to leave sites clean and not make too much noise and the Local Authority providing waste disposal and toilets, sometimes showers and water too. See www.negotiatedstopping.co.uk for more information.

Pitch: Area of land on a Gypsy/Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. MHCLG *Planning policy for traveller sites* (December 2024) states that “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”.

Plot: see pitch

PPTS: Planning Policy for Traveller Sites (DCLG, 2012 and 2015 editions, amended 2023 with latest edition published by MHCLG December 2024).

Roadside: Term used here to indicate families on unauthorised encampments, whether literally on the roadside or on other locations such as fields, car parks or other open spaces.

Roma: Migrant populations from Central and Eastern Europe that have arrived in the UK in the last half-century. It is an umbrella term used to describe sub-groups including Sinti, Lovari, Erldes and others.

Romany: Member of one of the main groups of Gypsies and Travellers in England. Romany Gypsies trace their ethnic origin back to migrations, probably from India, taking place at intervals since before 1500. Gypsies have been a recognised ethnic group for the purposes of British race relations legislation since 1988 (CRE V Dutton).

Sheds: On most residential Gypsy/Traveller sites 'shed' refers to a small basic building with plumbing amenities (bath/shower, WC, sink), which are provided at the rate of one per pitch/plot. Some contain a cooker and basic kitchen facilities.

Showpeople: Defined in MHCLG *Planning policy for traveller sites* (December 2024) as “Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above”.

Site (Gypsy and Traveller): An area of land laid out and used for Gypsy/Traveller caravans; often though not always comprising slabs and amenity blocks or ‘sheds’. An authorised site will have planning permission. An unauthorised development lacks planning permission.

Slab: An area of concrete or tarmac on sites allocated to a household for the parking of trailers (caravans)

Stopping places/stopover sites: A term used to denote an unauthorised temporary camping area tolerated by local authorities, used by Gypsies and Travellers for short-term encampments, and sometimes with the provision of temporary toilet facilities, water supplies and refuse collection services.

Tolerated site: An unauthorised encampment/site where a local authority has decided not to take enforcement action to seek its removal.

Trailers: Term used for mobile living vehicles used by Gypsies and Travellers; also referred to as caravans.

Transit site: A site intended for short-term use while in transit. The site is usually permanent and authorised, but there is a limit on the length of time residents can stay.

Unauthorised development: Establishment of Gypsy and Traveller sites without planning permission, usually on land owned by those establishing the site. Unauthorised development may involve ground works for roadways and hard standings. People parking caravans on their own land without planning permission are not Unauthorised Encampments in that they cannot trespass on their own land – they are therefore Unauthorised Developments and enforcement is always dealt with by local planning authorities enforcing planning legislation.

Unauthorised encampment: Land where Gypsies or Travellers reside in vehicles or tents without permission. Unauthorised encampments can occur in a variety of locations (roadside, car parks, parks, fields, etc.) and constitute trespass. The 1994 Criminal Justice and Public Order Act made it a criminal offence to camp on land without the owner's consent. Unauthorised encampments fall into two main categories: those on land owned by local authorities and those on privately owned land. It is up to the landowner to take enforcement action in conjunction with the police.

Wagons: This is the preferred term for the vehicles used for accommodation by Showpeople.

Yards: Showpeople travel in connection with their work and therefore live, almost universally, in wagons. During the winter months these are parked up in what was traditionally known as 'winter quarters. These 'yards' are now often occupied all year around by some family members.