

Buckinghamshire Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment 2013: 2014 Update



October 2014



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Please note this report has been published prior to the outcome of the consultation by the Department for Communities and Local Government regarding changes to Planning Policy for Traveller Sites (the consultation is taking place 14th September to 23rd November 2014). The authorities involved in this report are aware of the consultation and will be responding jointly to this. Should any changes be made to Planning Policy this report will need to be viewed alongside those changes.

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2014 Update

The Study

1. Opinion Research Services (ORS) were commissioned by the local authorities in Buckinghamshire in 2012 to undertake a Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (GTANA). Since the original report was completed there have been a number of changes in circumstances in some of the local authorities, together with changes to policy and guidance. It was therefore felt necessary to update the original findings in light of these changes, and also to address changes to how evidence is being considered in light of planning decisions elsewhere in the country.
2. The update to the study involved all of the local authorities that make up Buckinghamshire to satisfy the Duty to Co-operate within Buckinghamshire:
 - » Aylesbury Vale.
 - » Chiltern.
 - » South Bucks.
 - » Wycombe.
3. In addition the following neighbouring local authorities were also consulted during the original study to satisfy the wider Duty to Co-operate:
 - » Dacorum.
 - » Hillingdon.
 - » South Oxfordshire.
 - » Windsor and Maidenhead.
 - » Three Rivers.

Corrections and Update

4. Since the publication of the report in 2013, a small number of errors have been brought to light which are corrected in this document. In particular the number of pitches on a small number of sites has been updated, or in a few cases the site has been removed from the list used in the report due to evidence that they are not in use by Gypsies and Travellers, and do not have planning conditions restricting occupation to Gypsies and Travellers. **Appendix A** provides an updated full list of known Gypsy and Traveller sites in Buckinghamshire at the time of the original assessment. **Appendix B** shows the yard list for Travelling Showpeople.
5. ORS have also taken the opportunity to update the wider interpretation of needs modelling. In March 2014 Brandon Lewis MP, the Parliamentary Under Secretary of State at the Department for Communities and Local Government, wrote to Andrew Selous MP to clarify issues around household formation rates for Gypsies and Travellers. This report updates the needs assessment in light of this clarification and in particular clarification about the use of a 3.00% new household formation rate.

6. Recent planning decisions across the country have focused strongly upon households in bricks and mortar and concealed or doubled up households on existing sites. ORS have again taken this opportunity to revise the evidence base in Buckinghamshire in light of these decisions.
7. This report shows the fully reworked calculations which still use February 2013 as the baseline period, but which include updated evidence on sites and planning permissions that have been granted since that time. For Travelling Showpeople, the needs assessment to 2023 does not require updating, but the needs calculations have been expanded to extend the results to 2028. The original analysis for Gypsies and Travellers can be found in **Appendix C** and the original analysis for Travelling Showpeople can be found in **Appendix D**.
8. A number of neighbouring local authorities were not consulted in the original study. These have now been interviewed as part of this update. The additional neighbouring local authorities are: Milton Keynes Council, West Northamptonshire Joint Planning Unit, South Northamptonshire Council, Central Bedfordshire Council, Wokingham, Slough and Cherwell.
9. The current status of the local authorities in respect of their GTAA's, current provision and meeting need is:
 - » **Milton Keynes Council** has an adopted local plan which identifies 4 sites, 3 of which are used by Gypsies and Travellers and one is used for specialist accommodation for people on the housing waiting list. The Council undertook a GTAA in 2007 which identified a need for 36 pitches to 2011. It is reported that there is now sufficient site accommodation provided in the area to meet need over the next 5 years.
 - » **West Northamptonshire Joint Planning Unit** – A Northamptonshire wide GTAA was undertaken in 2008. West Northamptonshire completed an updated GTAA which was published in 2013 and the requirements are to 2030. The GTAA identified a need for additional residential pitches in all three local authority areas¹ included within the study. There is a commitment by the local authorities that make up the Joint Planning Unit to prepare a joint allocations plan; this is dependent on a Core Strategy being adopted as soon as possible.
 - » **South Northamptonshire Council** are part of the West Northamptonshire Joint Planning Unit. The current provision does not meet the needs of Gypsies and Travellers and over the next 15 years there is an estimated shortfall of about 18 pitches. The district has one site that has been tolerated for a number of years.
 - » **Central Bedfordshire Council** undertook a full GTAA which was published in January 2014; the study identified a need for an additional 131 new pitches to 2031. A call for sites has been undertaken which did not result in enough sites being brought forward and consequently the Council are looking at their land portfolio. The review of Council owned land has identified 7 sites which could accommodate 66 pitches. It is believed that the numbers of Gypsies and Travellers in Central Bedfordshire will increase due to natural population growth.
 - » **Wokingham** are in the process of undertaking a new GTAA to replace the previous study that was published in 2013. The previous study identified a need for 25 additional pitches to 2027. Work has been undertaken since the previous study to address these needs and

¹ Daventry District Council, South Northamptonshire Council and Northampton Borough Council.

this has resulted in planning permission being granted for a further 24 permanent pitches and 3 temporary pitches. It is anticipated that the revised GTAA study will be published in autumn 2014.

- » **Slough** relies on South East Plan numbers which are integrated into their Core Strategy. The South East Plan evidence indicated that there was no need for transit or Travelling Showpeople pitches in the borough but a need for 6 new permanent Gypsy pitches to 2016. The abundance of Green Belt land makes providing new pitches problematic however. Slough currently has 3 authorised Gypsy sites and all are located in Colnbrook in the east of the borough.
- » **Cherwell** completed a Gypsy and Traveller Needs Assessment in 2013 alongside West Oxfordshire and South Northamptonshire Councils which indicated there were 70 authorised pitches across 7 sites in the district. Since the assessment was published an additional 2 pitches have been granted permission, bringing the total to 72. A Needs Assessment for Travelling Showpeople was also undertaken in 2008 which identified a need for a further 12 plots by 2018 in addition to the existing 14 (bringing the total to 26 plots). The 2013 assessment indicated a shortfall of 5 pitches over the 5 year period 2012/13 to 2016/17 and a shortfall of 15 pitches over the 15 years 2012/13 to 2026/27. Cherwell is planning to meet that need and is determining planning applications and plan-making in the context of that need.

10. In general the councils reported there are limited instances of unauthorised encampments and the number has decreased over recent years. There were also problems identified in Wokingham with non-Gypsy and Traveller occupation of sites and pitches.

Updated Needs Modelling

11. This section focuses on the extra pitch provision which is required by the Buckinghamshire Councils currently and over the next 10 years and 15 years in 5 year periods. This includes both current unmet needs, and needs which are likely to arise in the future. This time period allows for robust forecasts of the requirements for extra provision, based upon the evidence contained within this study and also secondary data sources.
12. To identify current and future need, the March 2012 CLG guidance Planning Policy for Traveller Sites (PPTS) requires an assessment for current and future pitch 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 of pitches available for occupation with the current and future needs of the households. The key factors in each of these elements are set out in the sections below:

Supply of Pitches

13. Total additional supply is:
 - » Current vacant pitches.
 - » Pitches currently with planning consent due to be developed within the study period.

Current Need

14. Total current need, which is not necessarily the need for additional pitches because they may be able to be addressed by space available in the study area, is made up of the following. It is important to address issues of double counting:
 - » Households on unauthorised sites for which planning permission is not expected.
 - » Concealed or doubled-up households.
 - » Households in bricks and mortar wishing to move to sites.
 - » Households on Waiting Lists.

Future Need

15. Total future need is the sum of the following three components:
 - » Households living on sites with temporary planning permissions.
 - » New household formation.
 - » Net-migration.

Supply of Pitches

16. **Appendix A** shows the known sites and pitches in Buckinghamshire. This shows that there are a total of 72 pitches on public sites and 150 pitches on private sites. The next stage of the process is to assess how much space is, or will become, available on existing sites. The main ways of finding this is through:
 - » Current empty pitches.
 - » New sites or site extensions which have already been granted permission, or are likely to gain planning permission in the foreseeable future, or sites which are likely to come back into use following refurbishment.
17. At the time of the original analysis, the Council owned site in Aylesbury Vale was expected to provide 6 additional pitches and therefore these have been counted as future supply. This remains the case. For private sites, most are for one family and have no available space on them. Evidence from the household survey phase of this study indicated only a small number of pitches are currently vacant. These could be sold to anyone across the country, generating in-migration, so we have not included them as vacant space within this study. There are also cases such as the Lowlands site in Wycombe which has a personal permission to meet the needs of a specific family. Our understanding is that one additional pitch on this site will be developed to meet locally generated needs, while the second additional pitch will meet the needs of a household from outside of the area. Therefore, we counted one pitch as being vacant.
18. Since the time of the original analysis, a number of additional pitches have been granted planning permission. In Aylesbury Vale, 3 pitches have been granted planning permission, while 7 have been granted permission and 2 permissions have been enacted in Wycombe. These have all been counted as additional supply.
19. We would also note that the on-site survey revealed that around 31 pitches were occupied by non-Gypsy and Traveller households, with parts of sites being sub-let. Given that most Gypsy and Traveller pitches and

sites are conditioned on their use for only this community we have considered whether these 31 pitches can be considered as additional supply. However, this would require the assumption of enforcement action to be taken by the Councils concerned. Since the survey, 9 non-Traveller households have been removed from sites in Aylesbury Vale District, freeing them for use by the Travelling community and allowing the pitches to be counted as vacant. However, no other action has been scheduled at the time of writing. Therefore, we have not considered the 17 pitches at Dudley Wharf in South Bucks and 5 pitches at Pendle's Paddock in Wycombe occupied by non-Travellers to be vacant, but also have not considered the households occupying these pitches to form part of the future growth of Gypsy and Traveller households in the area. Support for this position comes from other studies undertaken by ORS such as in Wokingham where a number of Gypsy and Traveller pitches were occupied by non Gypsies and Travellers. However, if enforcement action is taken, or the pitches are otherwise vacated, then these pitches could be counted towards future supply.

Figure 1
Additional Supply by Local Authority 2014

Local Authority	Number of Pitches
Aylesbury Vale	18
Chiltern	0
South Bucks	0
Wycombe	9
Total	27

Additional Pitch Provision: Current Need

20. The next stage of the process is to assess how many households are currently seeking pitches in the area. Groups of people who are likely to be seeking pitches will include those:
- » Households on unauthorised developments for which planning permission is not expected.
 - » Concealed or doubled-up households.
 - » Households in bricks and mortar wishing to move to sites.

Current Unauthorised Developments

21. The household survey, when combined with planning records, indicates that there are 16 pitches currently on unauthorised developments in Aylesbury Vale, 1 pitch in Chiltern, 5 pitches in South Bucks and 6 in Wycombe. These figures exclude any long-term unauthorised developments which are likely to gain certificates of lawful occupation if they were to be sought.

Figure 2
Unauthorised Developments by Local Authority

Local Authority	Number of Households
Aylesbury Vale	16
Chiltern	1
South Bucks	5
Wycombe	6
Total	28

Concealed or Doubled-Up Households

22. A concealed household is one who is living within another household and would wish to form their own separate family unit, but is unable to do so because of a lack of space on public or private sites. For public sites no interviewees indicated that there was more than one household on their pitch and with only a small number of exceptions there were five or fewer persons per pitch. No households on public sites identified a lack of space and none wished to form new households in the next two years. Therefore, there is no evidence of any concealed households on public sites in Buckinghamshire.
23. The findings of the household survey and feedback from interviewers indicated that a small number of private sites in Buckinghamshire are in use beyond their capacity. However, this appears to largely be linked to the sub-letting of pitches to non-Traveller households described earlier rather than extensive sharing of pitches by concealed or doubled-up households. Therefore, this would indicate that there are unlikely to be many concealed or doubled-up households within the study area.
24. However, potentially there are households who may have been away travelling or were undeclared at the time of the survey. Across the country, ORS have found concealed households rates as high as 33% of all pitches, but these figures are exceptional and instead for most areas the figures have been below 5%. The Regional Spatial Strategies used a concealed household rate of 7.5%, but ORS consider that this figure was probably too high and we have taken the decision to include an estimate of the number of concealed households in the study area of 5%, which is in line or above many household surveys undertaken by ORS across England. This reflects the fact that some concealed households may have been missed by the survey. It clearly also creates the possibility of double or over counting of need, but this is very difficult to eliminate.

Figure 3
Concealed Households by Local Authority

Authority	Number of Households
Aylesbury Vale	5
Chiltern	1
South Bucks	5
Wycombe	3
Total	14

Bricks & Mortar and Waiting Lists

25. Failure to identify households living in bricks and mortar has been frequently highlighted as an issue with Gypsy and Traveller Accommodation Assessments. The 2011 UK Census of Population identified a population of 614 Gypsy and Traveller persons in the whole of Buckinghamshire. This is likely to be an under-estimate of the total population due to some Gypsies and Travellers not declaring their ethnic status or completing the Census at all. However, given the size of the on-site population, it does indicate that there is a small population in bricks and mortar.
26. ORS went to **disproportionate** lengths to identify Gypsies and Travellers living in bricks and mortar and worked with stakeholders, Council officers and on-site interviewees to identify households to interview. This process however resulted in no contacts to interview.
27. We would also note that it would be possible for the Council to undertake an extremely expensive process to try and identify all households in bricks and mortar. However, the National Planning Policy Framework requires councils to use a proportionate evidence base and the new National Planning Policy Guidance, Section 3, para 1 recommends:

Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base.

28. On this basis we sought a more pragmatic approach to identifying the needs of households in bricks and mortar. The household survey identified 9 households wishing to leave pitches for housing, but none seeking to move in the opposite direction. The site waiting list for Buckinghamshire contains 2 households in bricks and mortar and another 2 households on sites outside the area seeking to move to a site in Buckinghamshire. We acknowledge that households wishing to move from bricks and mortar to sites may have not known about the survey. Therefore, we have taken the decision to set the number of households seeking to move between sites and housing at zero, despite the survey indicating many households wishing to leave site for housing, and only a small number of households being on the waiting list.

Figure 4
Net Movement from Bricks and Mortar to Sites by Local Authority

Local Authority	Number of Households
Aylesbury Vale	0
Chiltern	0
South Bucks	0
Wycombe	0
Total	0

Additional Pitch Provision: Future Need

29. The next stage of the process is to assess how many households are likely to be seeking pitches in the area in the future. There are three key components of future need. Total future need is the sum of the following:
- » Households living on sites with temporary planning permissions.
 - » New household formation expected during the study period.
 - » Migration to sites from outside the study area.

Temporary Planning Permissions

30. Buckinghamshire currently has 9 sites with temporary planning permissions, 3 in Aylesbury Vale, 2 in Chiltern, 2 in South Bucks and 2 in Wycombe. The Aylesbury Vale sites contain a total of 21 pitches, the Chiltern sites have 2 pitches, the South Bucks sites have 3 pitches and the Wycombe sites have 3 pitches. In all cases the permissions will expire within the next 5 years, and the households on these sites have therefore been counted as need within this assessment, and pitches on the sites have not been counted as supply. However, if any of these pitches were to be granted permanent permission, they could be counted towards provision at that time.

Figure 5
Pitches with Temporary Planning Permission by Local Authority

Local Authority	Number of Households
Aylesbury Vale	21
Chiltern	2
South Bucks	3
Wycombe	3
Total	29

New Household Formation

31. It is recognised that an important group for future pitch provision will be children and young adults from existing households who will wish to form their own households in future years. Historically studies of Gypsy and Traveller population have assumed a net growth in the population of 3.00% per annum. However, the UK Census of Population 2011 and ORS' own national survey data both indicate the population of Gypsies and Travellers grows at a rate which could be lower than 1.50% per annum.
32. More recently in a letter dated 26th March 2014 Brandon Lewis MP, the Parliamentary Under Secretary of State for the Department for Communities and Local Government, clarified the Government's position on household formation rates and stated:

'I can confirm that the annual growth rate figure of 3% does not represent national planning policy. The previous Administration's guidance for local authorities on carrying out Gypsy and Traveller Accommodation Assessments under the Housing Act 2004 is unhelpful in that it uses an illustrative

example of calculating future accommodation need based on the 3% growth rate figure. The guidance notes that the appropriate rate for individual assessments will depend on the details identified in the local authority's own assessment of need. As such the Government is not endorsing or supporting the 3% growth rate figure, though in some cases we are aware that inspectors have, in considering the level of unmet local need when demonstrating specific traveller appeals, used the 3% growth rate figure in the absence of a local authority's own up-to-date assessment of need.'

33. We agree with the position being taken by CLG and firmly believe that any household formation rates should use a robust evidence base, rather than simply relying on precedent. The household formation rate that ORS will use for this study will be based on local evidence tied to the site surveys. In addition a range of new household formation rates from 1.50% to 3.00% has also been considered.
34. The original assessment of need for Buckinghamshire used a growth rate of 2.50% per annum, but this figure was chosen as a conservatively high number at a time before the Minister's statement when 3.00% was still commonly being used. The on-site survey showed 44% of people aged under 16, which is slightly higher than many other studies where around 40% is common. However, this included a very high number of households with adult females, but no adult males. There were few equivalent households with only adult males. Therefore, it is likely that there are more adult males in the population and that they simply weren't declared to ORS interviewers. If they are included then the proportion of children in the population falls and therefore the projected growth rates in the population also fall. The 2011 UK Census of Population shows 33% of the population of Gypsies and Travellers in Buckinghamshire were children and that is below the national average. Therefore, when the evidence from the Census and on-site survey are combined we consider 2.00% growth per annum to be the most sensible long-term planning position given that the evidence for the wider population is as low as 1.50% per annum and we have allowed for a 5% concealed household rate. ORS considers that a 2.00% per annum rate will provide enough pitches to accommodate all newly-forming households in Buckinghamshire.
35. The household formation rates are based upon 95 households in Aylesbury (99 pitches plus 5 concealed households minus 9 pitches vacant due to enforcement action), 23 households in Chiltern (22 pitches plus 1 concealed household), 91 households in South Bucks (103 pitches, plus 5 concealed households minus 17 pitches sub-let to non-Travellers) and 53 households in Wycombe (55 pitches plus 3 concealed households minus 5 pitches sub-let to non-Travellers). As a rule we would also include those households living on long-term tolerated pitches but there are none in Buckinghamshire.
36. Based on a new household formation rate of 2.00% we estimate that a total of **58 additional pitches** will be required during the 10 year study period to 2023 as a result of new household formation, assuming that each forming household will require a pitch of its own. A **further 32 pitches** would be required to 2028.

Figure 6
Household Formations by Local Authority 2013-2023

Growth rate per annum	Aylesbury Vale	Chiltern	South Bucks	Wycombe	Total
1.50%	15	4	15	9	43
1.75%	18	4	17	10	49
2.00%	21	5	20	12	58
2.25%	24	6	23	13	66

2.50%	27	6	25	15	73
2.75%	30	7	28	17	82
3.00%	33	8	31	18	90

Figure 7
Household Formations by Local Authority 2013-2028

Growth rate per annum	Aylesbury Vale	Chiltern	South Bucks	Wycombe	Total
1.50%	24	6	23	13	66
1.75%	28	7	27	16	78
2.00%	33	8	31	18	90
2.25%	38	9	36	21	104
2.50%	43	10	41	24	118
2.75%	48	12	46	27	133
3.00%	53	13	51	30	147

In-Migration from Other Sources

37. The most complicated area for a study such as this is to estimate how many households will require accommodation from outside the area. Potentially, Gypsies and Travellers could move to Buckinghamshire from anywhere in the country. It has been noted that a weakness of many Gypsy and Traveller Accommodation Assessments conducted across the country has been that they either allowed for out-migration without in-migration, which led to under-counting of need, or they over-counted need by assuming every household visiting the area required a pitch.
38. Typically, ORS allow for a balanced level of migration. The advantage of allowing for net migration to sum to zero is that it avoids the problems seen with other Gypsy and Traveller Accommodation Assessments where the modelling of migration clearly identifies too low or too high a level of total pitch provision. An assumption of net nil migration implies that the net pitch requirement is driven by locally identifiable need.
39. This issue has been raised at a number of planning appeals and inquiries and ORS have demonstrated that in order to include a component for net in-migration need there is also the requirement to identify where out-migration will occur from.
40. There are three main sources of out-migration. Historically, London has seen a loss of Gypsy and Traveller sites and this has seen population displaced to areas across the country. However, ORS are currently working with a number of London Boroughs including Camden, Lambeth, Bexley and also the London Legacy Development Corporation to undertake their GTAA's. In all cases the authorities have been advised by their Planning Inspectors to undertake these studies and to meet the needs identified before their Local Plans can be found to be sound. Therefore, the Planning Inspectorate is requiring London Boroughs to assess needs and provide sites, which should prevent, or significantly limit any future out-migration
41. The second potential source of out-migration is from local authorities with significant areas of Green Belt. A Ministerial Statement in July 2013 reaffirmed that:

'The Secretary of State wishes to make clear that, in considering planning applications, although each case will depend on its facts, he considers that the single issue of unmet demand, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the Green Belt and other harm to constitute the 'very special circumstances' justifying inappropriate development in the Green Belt.'

42. However, while this reaffirmation of policy states that Green Belt development is likely to be inappropriate, it does not remove the requirement for local authorities with Green Belt to assess their needs and to provide pitches. There is a requirement for local authorities who have difficulties in meeting their own local need in their own area to work with neighbouring authorities through the Duty to Cooperate process to have these needs met. It is not the place of the Gypsy and Traveller Accommodation Assessment to assume a particular authority will meet the needs of another and instead any authority unable to meet their own needs should work with neighbours to meet these. This process is already well established in general housing provision.
43. The final main source of out-migration is from the closure of unauthorised sites and encampments. There are several well documented cases of large-scale movement of Gypsies and Travellers following enforcement action against unauthorised sites – Dale Farm being a good example.
44. The four neighbouring local authorities interviewed did not report any evidence to suggest that need is arising in their areas because of Gypsies or Travellers moving from Buckinghamshire or vice versa.
45. ORS will therefore assume nil net migration for the purpose of this study. Beyond this, rather than assess in-migrant households seeking to develop new sites in the area, ORS would propose that each case is assessed as a desire to live in the area and that site criteria rules are followed for each new site. It is important for the Council to have clear criteria-based planning policies in place for any new potential sites which do arise.

Overall Needs Arising for Buckinghamshire

46. The estimated extra site provision that is required now and in the next 10 years will be **102 more pitches** to address the needs of all identifiable households. We have also taken the opportunity to extend the results to 2028 which is in line with typical planning horizons. This provides for a total newly arising additional need of **134 more pitches** to 2028. We wish to stress that the figure refer to a baseline period of 2013, but include any new supply which has been delivered since that time, which amounts to 12 pitches.

Figure 8
Extra Pitches which are required in Buckinghamshire from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	9	
Additional supply new sites	-	18	
Total Supply		27	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	28	-	
Estimated concealed households	14	-	
Net movement from bricks and mortar	0	-	
Total Current Need	42		
Future Needs			
Currently on sites with temporary planning permission	29	-	
Net migration	0	-	
New household formation	58	-	
Total Future Needs	87		
Total	129	27	102

Figure 9
Extra Pitches which are required in Buckinghamshire from 2013-2028

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	9	
Additional supply new sites	-	18	
Total Supply		27	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	28	-	
Estimated concealed households	14	-	
Net movement from bricks and mortar	0	-	
Total Current Need	42		
Future Needs			
Currently on sites with temporary planning permission	29	-	
Net migration	0	-	
New household formation	90	-	
Total Future Needs	119	-	
	Total	161	27
			134

Overall Needs Arising for Each Planning Authority

Aylesbury Vale

Figure 10
Extra Pitches which are required in Aylesbury Vale from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	9	
Additional supply new sites	-	9	
Total Supply		18	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	16	-	
Estimated concealed households	5	-	
Net movement from bricks and mortar	0	-	
Total Current Need	21	-	
Future Needs			
Currently on sites with temporary planning permission	21	-	
Net migration	0	-	
New household formation	21	-	
Total Future Needs	42	-	
Total	63	18	45

Figure 11
Extra Pitches which are required in Aylesbury Vale from 2013-2028

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	9	
Additional supply new sites	-	9	
Total Supply		18	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	16	-	
Estimated concealed households	5	-	
Net movement from bricks and mortar	0	-	
Total Current Need	21	-	
Future Needs			
Currently on sites with temporary planning permission	21	-	
Net migration	0	-	
New household formation	33	-	
Total Future Needs	54	-	
Total	75	18	57

Chiltern

Figure 12
Updated Extra Pitches which are required in Chiltern from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	0	
Total Supply	-	0	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	1	-	
Estimated concealed households	1	-	
Net movement from bricks and mortar	0	-	
Total Current Need	2		
Future Needs			
Currently on sites with temporary planning permission	2	-	
Net migration	0	-	
New household formation	5	-	
Total Future Needs	7	-	
Total	9	0	9

Figure 13
Updated Extra Pitches which are required in Chiltern from 2013-2028

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	0	
Total Supply	-	0	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	1	-	
Estimated concealed households	1	-	
Net movement from bricks and mortar	0	-	
Total Current Need	2		
Future Needs			
Currently on sites with temporary planning permission	2	-	
Net migration	0	-	
New household formation	8	-	
Total Future Needs	10	-	
Total	12	0	12

South Bucks

Figure 14
Extra Pitches which are required in South Bucks from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches		0	
Additional supply new sites		0	
Total Supply		0	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	5	-	
Estimated concealed households	5	-	
Net movement from bricks and mortar	0	-	
Total Current Need	10		
Future Needs			
Currently on sites with temporary planning permission	3	-	
Net migration	0	-	
New household formation	20	-	
Total Future Needs	23		
Total	33	0	33

Figure 15
Extra Pitches which are required in South Bucks from 2013-2028

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches		0	
Additional supply new sites		0	
Total Supply		0	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	5	-	
Estimated concealed households	5	-	
Net movement from bricks and mortar	0	-	
Total Current Need	10		
Future Needs			
Currently on sites with temporary planning permission	3	-	
Net migration	0	-	
New household formation	31	-	
Total Future Needs	34		
Total	44	0	44

Wycombe

Figure 16
Extra Pitches which are required in Wycombe from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	9	
Total Supply	-	9	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	6	-	
Estimated concealed households	3	-	
Net movement from bricks and mortar	0	-	
Total Current Need	9		
Future Needs			
Currently on sites with temporary planning permission	3	-	
Net migration	0	-	
New household formation	12	-	
Total Future Needs	15	-	
Total	24	9	15

Figure 17
Extra Pitches which are required in Wycombe from 2013-2028

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	9	
Total Supply	-	9	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	6	-	
Estimated concealed households	3	-	
Net movement from bricks and mortar	0	-	
Total Current Need	9		
Future Needs			
Currently on sites with temporary planning permission	3	-	
Net migration	0	-	
New household formation	18	-	
Total Future Needs	21	-	
Total	30	9	21

Split by Local Authority to 2023 in 5 year time period

47. In terms of providing results by 5 year time periods we have assumed that all unauthorised sites, concealed households and sites with temporary planning permissions are addressed in the first 5 years. Any supply from undeveloped sites is also assumed to be developed in the first 5 years. Household formation is apportioned over time.
48. In summary, Figure 18 sets out the net requirement for new pitch provision arising by local authority until 2028. The impact of adding concealed households and also setting bricks and mortar movements to zero is to increase current needs when compared with the 2013 assessment (Figure 27), but the lower formation rate used reduces future needs. In addition future needs have reduced compared to the previous report due to new planning permissions that have been granted and through the removal on non-Gypsy and Traveller households from pitches.

Figure 18
Extra Pitch Provision in Buckinghamshire by Local Authority 2013-2028

Local Authority	2013-2018	2018-2023	2023-2028	Total
Aylesbury Vale	34	11	12	57
Chiltern	6	3	3	12
South Bucks	22	11	11	44
Wycombe	9	6	6	21
Total	71	31	32	134

Comparison of Changes by Local Authority to 2023

49. Figure 19 below sets out the changes to the assessment, with figures in brackets being negative numbers. To take an example, the original net need arising for the whole of Buckinghamshire was 108 pitches. A review of sites reduces this figure by 2 pitches. Adding in additional concealed households adds 14 pitches to the needs, but changes to household formation rates to reflect more accurate rates reduce the need by 12 pitches. Changes to supply from assuming there is no net movement to bricks and mortar adds 5 pitches to net need, but new or enacted planning permissions reduce the outstanding level of need by 11 pitches.

Figure 19
Summary of changes by Local Authority 2013-2023 (Note: Figures in brackets are negative numbers)

Local Authority	Total net need in 2013 assessment	Changes due to pitch identification	Changes due to concealed households	Changes due to household formation rates	Changes to supply, from bricks and mortar	Changes to supply, from new or enacted permissions	Total net need in 2014 assessment
Aylesbury Vale	47	(1)	5	(4)	1	(3)	45
Chiltern	9	0	1	(1)	0	0	9
South Bucks	31	(1)	5	(5)	3	0	33
Wycombe	21	0	3	(2)	1	(8)	15
Total	108	(2)	14	(12)	5	(11)	102

Needs for Plots for Travelling Showpeople

50. For Travelling Showpeople no updates to the findings for the period 2013-2023 are required, but as with Gypsies and Travellers we have taken this opportunity to extend the result to 2028. The table below shows the need for Travelling Showpeople plots in the period 2013-2028.

Figure 20

Extra Plots which are required for Travelling Showpeople in Buckinghamshire from 2013-2028

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Plots			
Additional supply from empty plots	-	0	
Additional supply new yards	-	0	
Movement to bricks and mortar	-	0	
Total Supply		0	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	3	-	
Estimated concealed households	0	-	
Net movement from bricks and mortar	0	-	
Waiting list for public yards	0	-	
Total Current Need	3		
Future Needs			
Currently on yards with temporary planning permission	0	-	
Net migration	13	--	
New household formation	5	-	
Total Future Needs	18		
Total	21	0	21

Split by Local Authority to 2023 in 5 year time periods for Travelling Showpeople

51. In summary, Figure 21 sets out the net requirement for new plot provision arising by local authority until 2028. Any in-migration need is included in the initial period 2013-2018 along with any need arising from new household formation during that time. ORS would note that in the original assessment the requirement for Chiltern in the period 2018-2023 was 2 plots and is now 1 plot. This is simply a result of rounding but the 15 year requirement rounding to 4 plots.

Figure 21
Extra plot provision in Buckinghamshire by Local Authority 2013-2028

Planning Authority	2013-2018	2018-2023	2023-2028	Supply to date
Aylesbury Vale	3	0	0	0
Chiltern	14	1	2	0
South Bucks	0	0	0	0
Wycombe	0	1	0	0
Total	17	2	2	0

Appendix A: Traveller Sites in Buckinghamshire (as of February 2013)

Aylesbury Vale District

Site	Number of Pitches
Local Authority Sites	
Cublington Road, Wing	0 ²
TOTAL PITCHES ON LOCAL AUTHORITY SITES	
0	
Private Sites with Permanent Permission	
Baghill Lane, Haddenham	6
Great Horwood Road, Nash	2
Cow Lane, Edlesborough	3
New Road, Weston Turville	2
Willows Park (Green Acres), Slapton	8
Little Acre, Weston Turville	1
Romany Tan, Cublington	2
The Pony Field, Weston Turville	7
Dun Roaming Park, Biddlesden	10
Oakhaven Park, Gawcott	21
TOTAL PITCHES ON PRIVATE SITES WITH PERMANENT PERMISSION	
62	
Private Sites with Temporary Permission	
Land opposite Causter Farm, Great Horwood	11
Land Adjacent Dun Roaming Park, Biddlesden	8
Land Adjacent Dun Roaming Park, Biddlesden	2
TOTAL PITCHES ON PRIVATE SITES WITH TEMPORARY PERMISSION	
21	
Lawful Sites – now Immune from Enforcement	
-	-
TOTAL PITCHES ON LAWFUL SITES	
0	
Unauthorised Developments	
Land at Swan Edge Plot 1, Wendover	1
Land at Swan Edge Plot 2, Wendover	1
The Pony Field, Weston Turville	1
Land adjacent New Park Farm, Arncott	13
TOTAL PITCHES ON UNAUTHORISED DEVELOPMENTS	
16	
TOTAL PITCHES	
99	

² This site is currently closed

Chiltern District

Site	Number of Pitches
Local Authority Sites	
Green Park, Amersham	8
The Orchards, Chalfont St Peter	5
TOTAL PITCHES ON LOCAL AUTHORITY SITES	13
Private Sites with Permanent Permission	
Three Oaks Farm, Chalfont St Peter	6
TOTAL PITCHES ON PRIVATE SITES WITH PERMANENT PERMISSION	6
Private Sites with Temporary Permission	
Green Acres Farm, Chalfont St Peter	1
Waggoners Bit Stables, Coleshill	1
TOTAL PITCHES ON PRIVATE SITES WITH TEMPORARY PERMISSION	2
Lawful Sites – now Immune from Enforcement	
TOTAL PITCHES ON LAWFUL SITES	0
Unauthorised Developments	
Toby's Stables, Little Missenden	1
TOTAL PITCHES ON UNAUTHORISED DEVELOPMENTS	1
TOTAL PITCHES	22

South Bucks District

Site	Number of Pitches
Local Authority Sites	
Bottom Waltons Caravan Site, Burnham	10
Wapseys Wood Caravan Site, Gerrards Cross	17
Mansion Lane Caravan Site, Iver	32
TOTAL PITCHES ON LOCAL AUTHORITY SITES	59
Private Sites with Permanent Permission	
Willow Tree Farm, Iver	1
Dudley Wharf, Iver	20
Dudley Lodge, Iver	4
Wickford Farm, Denham	7
Garry Owen, Iver	1
Renard, Iver	1
Thorney Mill Road, Iver	2
TOTAL PITCHES ON PRIVATE SITES WITH PERMANENT PERMISSION	36
Private Sites with Temporary Permission	
Ponderosa, Iver	1
Land South of Mansion Lane, Iver	2
TOTAL PITCHES ON PRIVATE SITES WITH TEMPORARY PERMISSION	3
Lawful Sites – now Immune from Enforcement	
-	-
TOTAL PITCHES ON LAWFUL SITES	0
Unauthorised Developments	
The Warren, Wexham	2
Land r/o Alderbourne Cottage B (Area 1), Fulmer	2
Land r/o Alderbourne Cottage (Area 2), Fulmer	1
TOTAL PITCHES ON UNAUTHORISED DEVELOPMENTS	5
TOTAL PITCHES	103

Wycombe District

Site	Number of Pitches
Local Authority Sites	-
TOTAL PITCHES ON LOCAL AUTHORITY SITES	0
Private Sites with Permanent Permission	
Ashbrook Farm, Marsh	6
Oak Tree Park, Marsh	4
Springfield Farm, Marsh	6
Stables Farm, Kimble	2
Twin Oaks West, Princes Risborough	4
Twin Oaks East, Princes Risborough	4
Pendles Paddock, Stokenchurch	12
Alpine Lodge, Stokenchurch	2
Five Oaks Farm, Studley Green	3
Lowlands, Marsh	1 ³
Sanfoin Farm, Wooburn Moor	2
TOTAL PITCHES ON PRIVATE SITES WITH PERMANENT PERMISSION	46
Private Sites with Temporary Permission	
The Willows, Marsh	2
Spurlands End Road, Great Kingshill	1
TOTAL PITCHES ON PRIVATE SITES WITH TEMPORARY PERMISSION	3
Lawful Sites – now Immune from Enforcement	-
TOTAL PITCHES ON LAWFUL SITES	0
Unauthorised Developments	
Hemley Hill, Saunderton	4
The Hedgerow, Walters Ash	2
TOTAL PITCHES ON UNAUTHORISED DEVELOPMENTS	6
TOTAL PITCHES	55

³ The Lowlands site currently has only one pitch, but has permission for an additional two pitches, personal to the family that own the site.

Appendix B: Existing Travelling Showpeople Yards in Buckinghamshire (as of February 2013)

Aylesbury Vale District

Yard	Number of Plots
Private Yards with Permanent Permission	-
TOTAL PLOTS ON PRIVATE YARDS WITH PERMANENT PERMISSION	0
Private Yards with Temporary Permission	-
TOTAL PLOTS ON PRIVATE YARDS WITH TEMPORARY PERMISSION	0
Lawful Yards – now Immune from Enforcement	-
TOTAL PLOTS ON LAWFUL YARDS	0
Unauthorised Developments	
Fairview, Stoke Hammond	3
TOTAL PLOTS ON UNAUTHORISED DEVELOPMENTS	3
TOTAL PLOTS	3

Chiltern District

Yard	Number of Plots
Private Yards with Permanent Permission	
The Vale, Chesham	1
Green Acres, Holmer Green	16
TOTAL PLOTS ON PRIVATE YARDS WITH PERMANENT PERMISSION	
17	
Private Yards with Temporary Permission	
-	-
TOTAL PLOTS ON PRIVATE YARDS WITH TEMPORARY PERMISSION	
0	
Lawful Yards – now Immune from Enforcement	
-	-
TOTAL PLOTS ON LAWFUL YARDS	
0	
Unauthorised Developments	
-	-
TOTAL PLOTS ON UNAUTHORISED DEVELOPMENTS	
0	
TOTAL PLOTS	
17	

South Bucks District

52. There are currently no known Travelling Showpeople sites in South Bucks District.

Wycombe District

Yard	Number of Plots
Private Yards with Permanent Permission	
Pettigrove, Longwick	9
111 Green View, High Wycombe	1
TOTAL PLOTS ON PRIVATE YARDS WITH PERMANENT PERMISSION	
10	
Private Yards with Temporary Permission	
-	-
TOTAL PLOTS ON PRIVATE YARDS WITH TEMPORARY PERMISSION	
0	
Lawful Yards – now Immune from Enforcement	
-	-
TOTAL PLOTS ON LAWFUL YARDS	
0	
Unauthorised Developments	
-	-
TOTAL PLOTS ON UNAUTHORISED DEVELOPMENTS	
0	
TOTAL PLOTS	
10	

Appendix C: Overall Needs Arising for Buckinghamshire in the Original Assessment 2013

53. The estimated extra site provision that was required in the next 10 years for the four planning authorities was 108 pitches to address the needs of all identifiable households. This included the existing households on unauthorised sites, those on the waiting list for a public site, those currently seeking to develop a private site and growth in household numbers due to household formation.

Figure 22
Extra Pitches which are required in Buckinghamshire from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	9	
Additional supply new sites	-	7	
Movement to and from bricks and mortar	-	9	
Total Supply		25	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	31	-	
Estimated concealed households	0	-	
Net movement from bricks and mortar	0	-	
Waiting list for public sites	4	-	
Total Current Need	35		
Future Needs			
Currently on sites with temporary planning permission	28	-	
Net migration	0	-	
New household formation	70	-	
Total Future Needs	98		
Total	133	25	108

Overall Needs for Each Planning Authority

Aylesbury Vale

Figure 23
Extra Pitches which are required in Aylesbury Vale from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	9	
Additional supply new sites	-	6	
Movement to bricks and mortar	-	1	
Total Supply		16	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	17	-	
Estimated concealed households	0	-	
New movement from bricks and mortar	0	-	
Waiting list for public sites	0	-	
Total Current Need	17	-	
Future Needs			
Currently on sites with temporary planning permission	21	-	
Net migration	0	-	
New household formation	25	-	
Total Future Needs	46	-	
Total	63	16	47

Chiltern

Figure 24
Extra Pitches which are required in Chiltern from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	0	
Movement to bricks and mortar	-	2	
Total Supply	-	2	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	1	-	
Estimated concealed households	0	-	
Movement from bricks and mortar	0	-	
Waiting list for public sites	2	-	
Total Current Need	3		
Future Needs			
Currently on sites with temporary planning permission	2	-	
Net migration	0	-	
New household formation	6	-	
Total Future Needs	8		
Total	11	2	9

South Bucks

Figure 25
Extra Pitches which are required in South Bucks from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches		0	
Additional supply new sites		0	
Movement to bricks and mortar		5	
Total Supply		5	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	7	-	
Estimated concealed households	0	-	
Net movement from bricks and mortar	0	-	
Waiting list for public sites	2	-	
Total Current Need	9		
Future Needs			
Currently on sites with temporary planning permission	2	-	
Net migration	0	-	
New household formation	25	-	
Total Future Needs	27		
Total	36	5	31

Wycombe

Figure 26
Extra Pitches which are required in Wycombe from 2013-2023

Reason for Requirement/Vacancy		Gross Requirement	Supply	Net Requirement
Supply of Pitches				
	Additional supply from empty pitches	-	0	
	Additional supply new sites	-	1	
	Movement to bricks and mortar	-	1	
Total Supply		-	2	
Current Need				
	Current unauthorised developments or encampments seeking to stay in the area	6	-	
	Estimated concealed households	0	-	
	Net movement from bricks and mortar	0	-	
	Waiting list for public sites	0	-	
Total Current Need		6		
Future Needs				
	Currently on sites with temporary planning permission	3	-	
	Net migration	0	-	
	New household formation	14	-	
Total Future Needs		17		
Total		23	2	21

Split by Local Authority to 2023 in 5 year time period

54. In terms of providing results by 5 year time periods we assumed that all unauthorised sites, waiting list needs and sites with temporary planning permissions were addressed in the first 5 years. Any supply from undeveloped sites is assumed to be developed in the first 5 years. Household formation was apportioned over time.
55. In summary, Figure 27 sets out the net requirement for new pitch provision arising by local authority until 2023 in the original assessment. Any current need was included in the initial period 2013-2018 along with any need arising from new household formation during that time. Any supply of pitches was taken into account in the first period.

Figure 27
Extra Pitch Provision in Buckinghamshire by Local Authority

Local Authority	2013-2018	2018-2023	Total
Aylesbury Vale	33	14	47
Chiltern	5	4	9
South Bucks	18	13	31
Wycombe	13	8	21
Total	69	39	108

Appendix D: Arising Needs for Plots for Travelling Showpeople

56. The table below shows the need for Travelling Showpeople Plots in the period 2013-2023.

Figure 28

Extra Plots which are required for Travelling Showpeople in Buckinghamshire from 2013-2023

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Plots			
Additional supply from empty plots	-	0	
Additional supply new yards	-	0	
Movement to bricks and mortar	-	0	
Total Supply		0	
Current Need			
Current unauthorised developments or encampments seeking to stay in the area	3	-	
Estimated concealed households	0	-	
Net movement from bricks and mortar	0	-	
Waiting list for public sites	0	-	
Total Current Need	3		
Future Needs			
Currently on yards with temporary planning permission	0	-	
Net migration	13	--	
New household formation	4	-	
Total Future Needs	17	-	
Total	20	0	20

Split by Local Authority to 2023 in 5 year time periods for Travelling Showpeople

57. In summary, Figure 29 sets out the net requirement for new plot provision by local authority by local authority sites until 2023. Any in-migration need is included in the initial period 2013-2018 along with any need arising from new household formation during that time. Any supply of plots has also been taken into account in the first period.

Figure 29
Extra Travelling Showpeople Provision in Buckinghamshire by Local Authority

Local Authority	2013-2018	2018-2023	Total
Aylesbury Vale	3	0	3
Chiltern	14	2	16
South Bucks	0	0	0
Wycombe	0	1	1
Total	17	3	20