

Gypsy Traveller Accommodation Needs Assessment Addendum 2012

A recent Inquiry on a planning application raised questions over the robustness of how the number of additional pitches was reached in the previously published Gypsy Traveller Accommodation Needs Assessment (GTANA) 2010. As well as this, in response to the LDP Deposit Plan consultation and the prospect of new pitches being developed there were a number of households from within the current Gypsy Traveller community who registered on the waiting list. Pembrokeshire County Council believes this and recent planning applications may indicate a higher level of need for additional pitches in some areas. Therefore this addendum has been published to provide a robust and coherent picture of the range of need in Pembrokeshire from 2010-2015.

This addendum updates Section C of the original GTANA published in August 2010.

Section C: Gypsy Traveller Accommodation Need

Introduction

This chapter presents the detailed technical calculation of the Gypsy and Traveller needs assessment. The model used is closely based on the example given in the Local Housing Market Assessment Guidance (Welsh Assembly Government, 2006).

Requirement for residential pitches, 2010-2015: Summary

As can be seen in the table below the overall need is for between 19 and 68 pitches over the five year period. This represents a high and low range figure. The reasons for this range are set out in the next section. It should be noted that the term 'need' as used here does not indicate that all these pitches need to be in the affordable sector or otherwise subsidised.

6. Estimate of need

This section sets out the estimate of need for residential site pitches over a 5 year period. The following estimates are largely based on the need identified in the Gypsy Traveller Accommodation Needs Survey that was conducted by Pembrokeshire County Council in October 2009 along with additional data received since. Where more recent data has been used to update the 2010 figures, this is identified below. The methodology suggested by the Welsh Government in conducting a Gypsy Traveller Accommodation Assessment suggests that an absolute figure of need can be identified. However, the complexities of the data combined with the uncertainty of predicting people's future accommodation choices means that a range figure will be a better approach to identifying need. It should be noted that this addendum has used:

- the over-crowding data taken from the waiting list as at the end of September 2011, as this includes those who registered after the LDP consultation.
- the data for the unauthorised pitches as at January 2012 because this is the most recent data available.
- the planning application data as at Jan 2012 when this addendum was drafted.

The table below shows the figure from the GTANA (2010) with the new high and low figures of the range, along with an explanation of how the figure was calculated:

		No. of Pitches			How was the figure reached and what are the reasons for changes to original estimate (GTANA published Aug 2010), and for differences between the High and Low estimates.
		Estimate of supply from GTANA 2010	High estimate of supply	Low estimate of supply	
A	Current occupied Local Authority residential site pitches in local authority/partnership area	70	71	71	This includes the pitches at Under the Hills, Kingsmoor, Castle Quarry, Withybush, but not the pitches at Waterloo which is in the process of closing. One pitch was under renovation in Jan 2010, and has since been occupied (June 2010).
B	Current occupied authorised privately owned site pitches in local authority/partnership area	5	4	4	The original figure of 5 was the no. of caravans, 4 is the no of authorised pitches
C	Number of unused local authority pitches, and vacancies on privately owned sites available in local authority/partnership	1	0	0	There are currently no unused local authority or vacant privately owned pitches. One pitch was under renovation in Jan 2010, and has since been occupied (June 2010).
D	New local authority pitches already planned in year 1	0	0	0	No pitches developed in year 1. Grant applications to fund extension to the Kingsmoor and Castle Quarry sites are being pursued.
E	Existing applications for private site development/extensions likely to gain planning permission during 2010/11.	0	3	0	At the time of the original GTANA this was zero. This will now be dependent on the outcome of current and pending applications / appeals (as at Jan 2012). If all gain planning permission the supply will increase by 3; if none gain planning permission supply will remain the same.

	Current pitch supply	76	78	75	
		No. of Households in Need			
		Estimate of need from GTANA 2010	High estimate of need	Low estimate of need	How was the figure reached and what are the reasons for changes to original estimate (GTANA 2010), and for differences between the High and Low estimates.
F	Transfers- households requesting move from existing housing to pitch	3	3	0	3 family units reported that they would like to move from within existing housing stock to a pitch within Pembrokeshire in the next five years. This was in answer to questions 10 & 11 of the survey questionnaire. The low figure assumes none would in fact choose to occupy a vacant pitch, the high figure assumes that all would choose to occupy a pitch if available.
G	Transfers - households requesting move from existing pitch to housing	-5	0	-5	5 family units reported that they would like to move from a pitch to housing stock within Pembrokeshire in the next five years. This is in response to questions 10 & 11 of the survey questionnaire. The original figure assumed that all those wishing to move into housing from a pitch would successfully do so. The high range figure assumes that none will be successful, the low range figure that all will be successful.
H	Future need - 'Concealed households' with preferred option = pitch	26	26	19	This figure represents household on sites and in housing who identified individuals within the household who would be intending to set up their own household during the next five years, where the preferred option for that household was likely to be a pitch. The low figure represents a deduction of those households in bricks and mortar who may not choose a pitch if offered, based on previous experience when pitches were available to households in houses and they were not taken up. This is in response to Q12 of the questionnaire.
H1	Current Overcrowding – using data from the current waiting list	-	24	0	At the end of September 2011 there were 24 residents from Castle Quarry (10) and Kingsmoor Common (14) who registered on the waiting list for those sites following the publication of the Deposit LDP consultation which opened in January 2011. This row was not included in the original table because in Jan 2010 as there were no existing residents registered on the waiting list. There may be duplication of those on the current waiting list and those with future need (H), hence the difference between the High and Low figures.

I	Future need - 'Concealed households' with preferred option = housing	11	0	11	This figure was identified from responses to question 12 which asked households to identify whether there were individuals within the household who would be intending to set up their own household during the next five years, where the preferred option for that household was likely to be housing. The Low figure assumes all will move into housing, the High figure assumes none will move into housing and will therefore require pitches.
J	Estimate of new households expected to arrive from outside County	5	2	2	There is no clear indication of the numbers of households which arrive each year from outside the County is available, so this figure is based on the number of planning applications received over the last 5 years from applicants who were previously living outside the County.
K	New family formations expected from survey non respondents	3	10	0	In Jan 2010 this figure was calculated using the 1% household growth rate typical of the Pembrokeshire growth rate as there is no specific data on household growth for Gypsy Travellers in Pembrokeshire or Wales. The figure adopted for estimating household growth in the Accommodation Needs of Gypsy-Travellers in Wales report 2006 by P.Niner was 4%. This was based on the rate assumed in the Republic of Ireland by the Task Force on the Travelling Community which proved very nearly accurate for the period 1997-2004. Of the 78 potential respondents in pitches (71 LA + 3 private + 4 unauthorised) 30 answered the questionnaire, so 48 were non-respondents. So 4% of 48 households = 1.92 new households; over 5 years is 9.6 households, rounded up to the High figure of 10. The Low figure would be 0 if there was no growth.
L	Households on unauthorised encampments or sites in the process of closing	2	3	3	All those living on unauthorised encampments or developments should be considered to have a need for alternative accommodation. The original figure in the GTANA 2010 was based on unauthorised un-tolerated sites as at January 2010. The figure at January 2012 was 3 (WG Caravan Count data).
M	Total current residential dwelling requirement (F+G+H+H1+I+J+K+L)	45	68	30	
N	Total additional pitch requirement (excludes housing requirement) (M-I)	34	68	19	

O	Extra pitch requirement in period (N-C)	33	68	19	
P	Extra pitch requirement for current residents (O-J)	28	66	17	