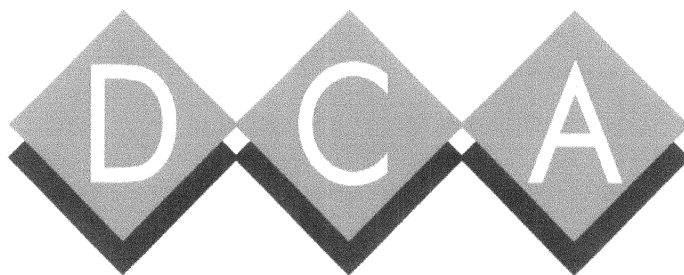


**GYPSY & TRAVELLER
STUDY**

**ISLE OF WIGHT
APPENDIX
2006**



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1 INTRODUCTION & METHODOLOGY

1.1 Introduction

- 1.1.1 The Local Authorities in Hampshire (including the unitary authorities of Southampton and Portsmouth), Hampshire County Council and the Isle of Wight formally commissioned David Couttie Associates (DCA) in January 2006 to carry out a Sub-Regional study of the accommodation needs and aspirations of Gypsies and Travellers who were housed or living on authorised or unauthorised sites within the Local Authority areas covered by the study.
- 1.1.2 The work was co-ordinated by the Strategic Housing Officers' group via a Steering Group representing all authorities in the Hampshire region, authorised by the Joint Authorities' Panel on Gypsies and Travellers (JAPGT).
- 1.1.3 The assessment of Gypsy and Traveller accommodation needs is a statutory requirement under section 255 of the Housing Act 2004, which also requires local authorities to produce a Gypsy and Traveller Accommodation Strategy. A Gypsy and Traveller accommodation assessment is required either as part of the housing market assessment for the general population or, as in this case, as a separate study. It is recognised that a general housing needs assessment does not allow an adequate assessment of the needs of transient communities.
- 1.1.4 The methodology developed for the Hampshire and Isle of Wight study is based on the requirements of draft guidance for Gypsy and Traveller Accommodation Assessments, issued by ODPM in February 2006, and has built on DCA experience carrying out Gypsy and Traveller accommodation needs assessments in other areas.
- 1.1.5 Although guidance clearly recommends that Gypsy and Traveller Accommodation Assessments be carried out at a sub regional level, this report addresses the specific needs of the Isle of Wight as a distinct and separate sub-regional housing market. The Isle of Wight Council commissioned DCA to extrapolate and analyse the data for the area in a separate appendix.
- 1.1.6 This appendix focuses on the need arising on unauthorised encampments in the Isle of Wight sub-region. There are currently no authorised private or local authority sites, and no Gypsy and Traveller households in bricks and mortar accommodation were identified.
- 1.1.7 Mill Field Services, an independent interview company, were commissioned by DCA to conduct the fieldwork for the Hampshire and Isle of Wight Sub-Regional Study.

1.2 Definition Of Need

- 1.2.1 The definition of need for Gypsy and Traveller households takes as its starting point the understanding of "housing needs" as defined in Housing Market Assessment draft guidance (December 2005):-
"Households who lack their own housing or live in unsuitable housing and who can not afford to meet their need in the housing market".
- 1.2.2 DCLG draft Planning Policy Statement 3 similarly defines housing need as:-
"Households who are unable to access suitable housing without some financial assistance".

- 1.2.3 In conventional (bricks and mortar) housing need assessments “demand” is defined in market terms as the quantity of housing that households are willing or able to rent or buy. The conventional definition of need and demand relies heavily on an assessment of affordability and an understanding of the “market” for accommodation within the study area.
- 1.2.4 In terms of Gypsy and Traveller accommodation needs, the standard definition of needs requires some adjustment to take account of those households:-
- who have no authorised site on which to reside;
 - whose existing site accommodation is overcrowded or unsuitable and are unable to obtain more suitable accommodation;
 - who contain suppressed households who are unable to set up separate family units, and are unable to access a place on an authorised site, or to afford land to develop one.
- 1.2.5 Draft guidance on Gypsy and Traveller Accommodation Assessments also recognises that there may be no real “market” in sites, as supply is generally very limited and low income and local hostility to the travelling community may effectively restrict the ability of Gypsy and Traveller households to exercise a free choice in the accommodation market.
- 1.2.6 Finally the standard definition of housing needs relies heavily on an assessment of affordability, which in turn depends on accurate data on household incomes related to market costs. Experience of Gypsy and Traveller studies in other areas has shown that Gypsy and Traveller households are often reluctant to disclose financial information, making an assessment of affordability difficult. In the Hampshire and Isle of Wight study DCA supplemented the income question with a further question on benefits received.

1.3 Definition Of Gypsy And Traveller Household

- 1.3.1 The definition of the term “Gypsy and Traveller” for the purposes of the 2004 Housing Act is set out in a consultation paper issued by DCLG in February 2006.
- 1.3.2 There are currently two definitions of Gypsies and Travellers; a planning definition that defines Gypsies and Travellers in quite a closed context specifically for the purposes of regulating the use and development of land. As such the planning definition is limited to those who can demonstrate a specific land use requirement arising from their nomadic lifestyle. There is also a housing definition; this is broader, and intended to be a pragmatic definition enabling local authorities to understand the possible future accommodation needs of this group.
- 1.3.3 The planning definition specifically excludes organised groups of show people, and travelling circus people, whose needs are addressed under a separate planning circular (22/91 Travelling Show people); this group is not specifically excluded from the housing definition.
- 1.3.4 The planning definition now covers:-
- “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family’s or dependants’ education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.”*

1.3.5 The proposed housing definition is:-

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependants' education or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism and / or caravan dwelling but not excluding members of an organised group of travelling show people or circus people travelling together as such."

1.3.6 Final guidance on the definition of Gypsy and Traveller households for the purposes of the 2004 Housing Act came into force in January 2007, amends the proposed housing definition slightly, and covers:

"(a) persons with a cultural tradition of nomadism or living in a caravan; and

(b) all other persons of nomadic habit of life, whatever their race or origin, including –

(i) such persons who, on the grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently; and

(ii) members of organised groups of travelling Show People or circus people (whether or not travelling together as such)".

1.3.7 Government recognises that it may not always be clear-cut whether a particular group falls within the housing definition. Gypsy and Traveller accommodation assessments are now being carried out alongside general housing needs and market assessments as a requirement of section 8 of the 1985 Housing Act, if a particular group is not assessed under section 225 (Gypsy and Traveller assessment) they will need to be included as part of the wider section 8 requirement.

1.3.8 No travelling Showpeople were identified in the Isle of Wight study. The needs of this group will be addressed in a separate study for the Hampshire, Portsmouth, Southampton and Isle of Wight Districts in the autumn of 2007.

1.4 Community Liaison

1.4.1 Community liaison is a key part of the fieldwork methodology in Gypsy and Traveller accommodation assessments.

1.4.2 Without strong links to the community it would not be possible for the fieldwork team to achieve high response rates from both authorised and unauthorised sites in the study area.

1.4.3 Interviews on the Isle of Wight were carried out between Thursday 20th July and Saturday 22nd July 2006.

1.4.4 Strong community liaison potentially also has an important long-term impact. If the community accept both the methodology and results of the study then future planning disputes should be minimised.

- 1.4.5 The community consultation approach developed by DCA respected the fact that Gypsy and Traveller households may have different expectations of an accommodation needs assessment compared to the settled community. In particular as an often marginalised group within the community there was a need to build trust in the process. DCA also recognised that standard methods of raising awareness through letters and flyers may not be sufficient to engage the Gypsy and Traveller community, and that face to face contact from known officers and community leaders may be more effective.
- 1.4.6 The community liaison process included:-
- consultation with key community representatives, liaison officers and site staff on the questionnaire design;
 - a Community liaison meeting a couple of weeks before interviews started to explain the purpose of the survey and enlist the support of community leaders and local staff in passing the word around;
 - one to one contact between Mill Field, our fieldwork partners, and local community representatives to arrange access to sites and introduce the interviewers on site;
 - Local feedback of the draft final results to the community.

1.5 Cultural Awareness Event

- 1.5.1 All Mill Field interviewers working on this project had undergone cultural awareness training and had experience of carrying out Gypsy and Traveller interviews in other districts. The cultural awareness session was a full day event focusing on the specific cultural issues of the Irish Travellers and English and Romany Travellers. The session was carried out by experts in the field and Travellers themselves.
- 1.5.2 All interviewers taking part in the study were subject to a CRB check prior to fieldwork commencing.

1.6 Survey Questionnaire

- 1.6.1 Draft questionnaires addressing the specific needs of both housed and site based Gypsies and Travellers were circulated to community representatives and members of the steering group for comments.
- 1.6.2 These questionnaires had already been tried and tested in East Sussex and West Kent before being run in Hampshire and the Isle of Wight. None the less it was important to fully consult on the draft to ensure that local concerns and issues were reflected.
- 1.6.3 Mill Field Services were provided with the questionnaires by DCA. Mill Field Services produced field materials as well as preparing a field ready version of the questionnaire for distribution to interviewers.

1.7 Methodology

- 1.7.1 The aim of the study was the conduct up to a maximum of twenty-two interviews with Gypsy and Traveller households across the Isle of Wight, as part of the wider sub-regional survey across Hampshire.

- 1.7.2 The interviews for the Isle of Wight were undertaken during phase two of the sub-regional study: between 17th and 22nd July 2006, and focused on households identified as living on unauthorised encampments and developments.
- 1.7.3 In order to achieve a reasonable number of interviews to support a separate report on the Isle of Wight the Council requested, and paid for, a higher number of interviews than would have otherwise been recommended on the basis of a proportional split based on the caravan Count across the study area.
- 1.7.4 The July 2005 Caravan Count indicated that there were only two unauthorised encampments on the Isle of Wight, with zero encampments recorded for the two previous July counts in 2004 and 2003. 7 caravans were recorded in July 2006.
- 1.7.5 Discussions with local staff and community representatives suggested that the caravan count data was unreliable. Staff and community representatives were aware of a far higher level of unauthorised camping, although many of these households were "hidden" i.e. not officially recognised by the local authority. It was estimated that there could be over 80 households living on encampments on the Isle of Wight, many of these would prefer not to be recognised for fear of enforcement action.
- 1.7.6 19 regular stopping places were identified. DCA estimated one household for each of the 19 regular stopping places identified by the Council as a minimum and agreed to complete up to 22 interviews.
- 1.7.7 The actual number of interviews achieved depended on a number of factors, including the willingness of households to take part, the level of unauthorised activity during the fieldwork period, the budget, and the time available to carry out interviews on the Isle of Wight.
- 1.7.8 A total of 22 interviews were easily achieved on the Isle of Wight. The interview company noted that they could have achieved a far higher number of interviews as there were so many encampments in the area.
- 1.7.9 The Hampshire survey data has been weighted to reflect the total number of gypsy and traveller households in the study area. The weighting methodology agreed was based on the number of caravans recorded in the caravan count, adjusted to reflect the number of living units per household. This methodology was not appropriate for the Isle of Wight because the caravan count was not reliable, and there was no credible baseline from which to work, the Isle of Wight data has not been weighted.
- 1.7.10 The Isle of Wight data has been based on the number of interviews undertaken. As discussed in 1.7.5 above this is still an under representation of the total number of households on the island. It is not possible to make a more accurate estimation of the number of households or the level of overall need until reliable caravan count figures are available. DCA recommend that future caravan counts make a full and accurate assessment of the level of unauthorised camping on the Island and that this data is used to inform future GTAAs.

2 SURVEY FINDINGS

2.1 Current Accommodation Circumstances

- 2.1.1 On the Isle of Wight a total of 22 households were interviewed, all were living on unauthorised encampments / developments, local knowledge from staff and community representatives would suggest that this was around 27% of the estimated number of households living on the Island.

Table 2-1 Type of Gypsy / Traveller

	%	N ^{os.}
New Traveller	31.8	7
Van Dweller	27.3	6
English Traveller	18.2	4
Irish Traveller	9.1	2
Scottish Gypsy or Traveller	9.1	2
Welsh Gypsy or Traveller	4.5	1
Total	100.0	22

No data for other types of Gypsies or Travellers

- 2.1.2 The largest group of respondents in the survey were New Travellers (31.8%), followed by van dwellers (27.3%). A further 18.2% were English Travellers, 9.1% Irish Travellers, 9.1% Scottish Gypsy or Traveller and 4.5% were Welsh Travellers.

Table 2-2 Type / Number Living Units (%) – Existing Site

Question 3a

	Existing site					
	One Living Unit (%)	N ^{os.}	Two Living Units (%)	N ^{os.}	Three or more Living Units (%)	N ^{os.}
Mobile Home	100.0	1	0.0	0	0.0	0
Touring Caravan / Trailer	100.0	7	0.0	0	0.0	0
Vans	100.0	9	0.0	0	0.0	0
Additional vehicles	100.0	3	0.0	0	0.0	0
Work vehicles	50.0	1	50.0	1	0.0	0

- 2.1.3 Respondents were asked what type of accommodation they had on their current site. On the Isle of Wight, the average number of living units per household was 1.0 compared to 1.6 on unauthorised sites across the whole study area. This suggests that Gypsy and Traveller households on the Isle of Wight live in smaller groups than across Hampshire districts.

- 2.1.4 Of the 22 respondents, all said that this current location was their main base. There were no households with a base / site / regular stopping place somewhere else. The model in section 3 therefore assumes that all those interviewed on unauthorised encampments have a need to be met within the Isle of Wight.
- 2.1.5 Respondents were asked a series of questions regarding the space available and adequacy of their accommodation. Of the 22 households who responded, 81.8% had space for trailers / vans at their current site.
- 2.1.6 The number of beds available to each household was well spread; of 20 respondents 60.0% (12) have one bedded accommodation, 35.0% (7) have two bedded accommodation and 5.0% (1) have three bedded accommodation.

Table 2-3 Is This Current Accommodation Adequate For Your Needs?

Question 5a

	%	N ^{os.}
Adequate	66.7	14
Adequate but still want to travel	0.0	0
Not adequate – too small	14.3	3
Not adequate – too big	4.8	1
Not adequate – lack of or poor facilities	23.8	5
Not adequate – problems with neighbours	0.0	0
Not adequate - harassment	0.0	0
Not adequate – want to travel again	0.0	0
Not adequate – security	14.3	3
Not adequate – needs repair work	9.5	2
Not adequate – temporary accommodation	9.5	2
Not adequate - other	4.8	1
Total		31

- 2.1.7 21 households responded to a question on the adequacy of their accommodation, making 31 choices in total. Overall, 66.7% of households (14) said their accommodation was adequate for their needs. The main reasons for inadequacy was the lack of, or poor facilities (23.8%; 5 households), 3 households indicated that the accommodation was too small (14.3%) and 3 said their accommodation was inadequate because of poor security (14.3%).

2.2 How Well Do Sites Meet the Needs of Households

- 2.2.1 All households were asked a set of questions relating to their site circumstances.
- 2.2.2 20 households responded to a question asking about the adequacy of their site / pitch. 55.0% of respondents said that their site / pitch was adequate for their needs. The main reasons for inadequacy of the site were the fact that their accommodation was temporary (45.0%; 9 households) and that there was a lack of or poor facilities on site (40.0%; 8 households).
- 2.2.3 Of the 22 households interviewed, 19 households lived on an unauthorised encampment on council owned or other privately owned land, two households were currently on unauthorised roadside camps / car parks and one household was currently living on an unauthorised development.

2.2.4 Stopping in unauthorised locations causes inconvenience and anger within the settled community (Select Committee of ODPM report on Gypsy and Traveller Sites 2004), although the police and local authorities have extensive powers to move people on from unauthorised sites, they are unable to do this unless they have first identified a legal place to move them on to.

2.2.5 Gypsy and Traveller families are statutory homeless under the 1996 Housing Act if they have accommodation but: *"it consists of a movable structure, vehicle or vessel designed or adapted for human habitation and there is no legal place he is entitled or permitted both to place it and reside in it"*. All 22 households interviewed on the Isle of Wight were living on unauthorised sites, or sites without planning permission. On the basis of this definition a significant homelessness problem exists within the Gypsy and Traveller community within the Isle of Wight area to which the local authority are obliged to respond. Our survey showed that none of these households had another stopping place elsewhere; this need is reflected in table 3-3.

2.2.6 All households were asked about the amenities they had access to.

Table 2-4 What Amenities Do You Currently Have Access To?
Question 5b

	Sole Use		Shared Use		Don't Have	
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}
Water Supply (external)	9.1	2	18.2	4	72.7	16
Electricity supply (mains)	13.6	3	4.5	1	81.8	18
Electricity supply (generator)	27.3	6	4.5	1	68.2	15
Gas (mains)	0.0	0	0.0	0	100.0	22
Gas (bottled)	59.1	13	0.0	0	40.9	9
Rubbish storage & collection (council supplied)	4.5	1	27.3	6	68.2	15
Rubbish storage & collection (privately supplied)	0.0	0	0.0	0	100.0	22
Shed / amenity building	0.0	0	0.0	0	100.0	22
WC	18.2	4	9.1	2	72.7	16
Bath	0.0	0	0.0	0	100.0	22
Shower	4.8	1	4.8	1	90.4	19
Kitchen facilities	45.5	10	9.0	2	45.5	10
Laundry facilities	0.0	0	4.8	1	95.2	20
Fire prevention	14.3	3	19.0	4	66.7	14
Space for eating or sitting	63.6	14	0.0	0	36.4	8
Play space	4.8	1	4.8	1	90.4	19
Space for animals	0.0	0	18.2	4	81.8	18
Space for visitors to stay	0.0	0	0.0	0	100.0	22
Work space	4.5	1	4.5	1	91.0	20
Equipment storage	0.0	0	4.5	1	95.5	21
Parking	27.3	6	63.6	14	9.1	2

2.2.7 Only 9.1% (2) of respondents said their family had sole access to a water supply on the site, 18.2% shared a water supply with others. Only 18.2% (4) had sole access to a WC. The most common facility available for the sole use of the household interviewed was space for eating or sitting (63.6%; 14) and bottled gas (59.1%; 13).

2.2.8 72.7% of the sample (16 households) has no water supply, and 68.2% (15) do not have a rubbish collection or storage service provided by the Council. General space for living and working is an issue with 81.8% (18) of the sample having no space for animals, 91.0% (20) had no space for work and 95.5% (21) have no space for equipment storage.

2.2.9 The low level of access to amenities and facilities is a reflection of the fact that all households were living on unauthorised sites.

Table 2-5 Do You Have Any Worries about Health and Safety at This Site?
Question 7

	%	N ^{os.}
Yes	33.3	7
No	66.7	14
Total	100.0	21

2.2.10 21 households responded to the question on health and safety worries. 33.3% (7) had worries about health and safety on their site.

2.2.11 The following question asked what worries people had about health and safety; 8 households responded to the question and an average of 4.3 responses was made per household. The main worries were rats / vermin (6 households) and lack of basic amenities (6 households).

Table 2-6 What Are Your Worries About Health And Safety?
Question 8

	%	N ^{os.}
Lack of basic amenities	75.0	6
Rats / vermin	75.0	6
Rubbish collection	62.5	5
Lack of heating fuel	50.0	4
Lack of washing facilities	50.0	4
Fire prevention issues	50.0	4
Harassment / Vandalism	37.5	3
Access rights	12.5	1
Other	12.5	1
Total		34

No data for any other options

Table 2-7 How Would You Rate Your Current Site?
Question 6

	%	N ^{os.}
Very satisfied	14.2	3
Satisfied	38.1	8
Neutral	4.8	1
Dissatisfied	4.8	1
Very dissatisfied	38.1	8
Total	100.0	21

- 2.2.12 In spite of the varying level of access to basic facilities and concerns over health and safety, 52.3% (11) of respondents were very satisfied or satisfied with their current site. 38.1% were very dissatisfied, this is a high figure in comparison to other recent DCA Gypsy and Traveller surveys, across the Hampshire districts and 12.5% of households on unauthorised sites said they were very dissatisfied with their site.
- 2.2.13 Respondents were asked about the good and bad things about where they lived. In terms of the good things, all 22 households answered the question, giving an average of 3.7 responses each. Location (77.3% - 17 cases) and access to shops (68.1% - 15 cases) were the most positive aspects.
- 2.2.14 There was a lower response rate when considering the bad things about where they lived (90.9%), 20 respondents gave an average of 2.6 responses each. The main concerns were safety issues (60.0% - 12), legality of the site (55.0% - 11), and access to amenities (50.0% - 10).

Table 2-8 What Are The Good / Bad Things About Where You Live Now?
Question 10

	% Good	N ^{os.}	% Bad	N ^{os.}
Quality of site	31.8	7	30.0	6
Neighbourhood	36.4	8	0.0	0
Neighbours / other people	36.4	8	0.0	0
Location	77.3	17	0.0	0
Access to shops	68.1	15	0.0	0
Access to doctors	27.3	6	5.0	1
Access to schools	4.5	1	0.0	0
Access to work	27.3	6	10.0	2
Access to family	13.6	3	0.0	0
Access to amenities	4.5	1	50.0	10
Health issues	0.0	0	15.0	3
Surrounding environment	22.7	5	5.0	1
Safety issues	0.0	0	60.0	12
The accommodation is temporary	9.1	2	25.0	5
Legality of site	4.5	1	55.0	11
Regeneration	0.0	0	0.0	0
Other	4.5	1	0.0	0
Total		81		51

2.3 Other Recent Accommodation

- 2.3.1 This section looks at where households living on the Isle of Wight lived before moving to their current accommodation. 21 households responded to a question asking what sort of accommodation they had previously occupied.

Table 2-9 What Sort Of Accommodation Did You Have Before?
Question 11a

	%	N ^{os.}
This is my first / only accommodation	4.8	1
House / Bungalow / Flat / Maisonette	23.8	5
Supported housing (Inc sheltered)	0.0	0
Mobile home (permanent site)	0.0	0
Mobile home (unauthorised site)	0.0	0
Mobile home (transit site)	0.0	0
Touring caravan / trailer (permanent site)	0.0	0
Touring caravan (unauthorised site)	47.6	10
Touring caravan / trailer (transit site)	0.0	0
Van (i.e. camper van as living accommodation)	19.0	4
Don't know	4.8	1
Total	100.0	21

- 2.3.2 1 household was living in their first accommodation. 47.6% (10) had previously lived in a touring caravan / trailer on another unauthorised site and 23.8% (5) had lived in a house / bungalow / flat / maisonette. 19.0% (4) had lived in a van.
- 2.3.3 Those who had previously lived in a house / bungalow / flat / maisonette were asked the tenure of their previous accommodation. 13 households responded to this question, suggesting that in addition to the 5 who had previously lived in a house / flat / bungalow or maisonette eight others had lived in permanent accommodation at some time in the past.

Table 2-10 Did You Own Your House or Rent It?
Question 11c

	%	N ^{os.}
Owner	15.4	2
Council tenant	7.7	1
RSL / HA tenant	15.4	2
Renting from private landlord	38.5	5
Rent from family / friend or employer	23.0	3
Total	100.0	13

- 2.3.4 Of the 13 households indicating tenure, 10 had previously been tenants. 5 had rented from a private landlord, 3 from a friend or employer and 2 from a social landlord.

Table 2-11 *Where Did You Live Before You Came Here?*

Question 12

	%	N ^{os.}
Isle of Wight	76.1	16
New Forest	4.8	1
Winchester	4.8	1
South of England Region	9.5	2
North of England Region	4.8	1
Total	100.0	21

No responses for other areas

- 2.3.5 21 households responded to a question asking them where they used to live. As found in other DCA studies of Gypsies and Travellers the majority of respondents come from a previous location within or close to the study area, and can be defined as "local". 76.1% (16) of households who responded had previously moved from elsewhere within the Isle of Wight, suggesting that the vast majority of Gypsies and Travellers on the Isle of Wight are permanently based there. The extent of migration from areas outside the Hampshire and Isle of Wight study area is small at just three cases.

Table 2-12 *How Long Did You Live There?*

Question 14

	%	N ^{os.}
Less than 1 week	0.0	0
Less than 1 month	5.0	1
Less than 3 months	0.0	0
Less than 6 months	10.0	2
6 months but less than 1 year	15.0	3
1 year but less than 5 years	55.0	11
Over 5 years	15.0	3
Total	100.0	20

- 2.3.6 Of the 20 households who responded, 55.0% (11) of households had lived in their previous home for over 1 year but less than 5 years. 15.0% (3) had lived in their previous home for more than 5 years.

2.4 Travel Patterns

- 2.4.1 All households were asked how long they had lived in their current accommodation, all 22 households responded to the question. 50.0% (11) had lived in their current accommodation for less than a year, however 40.9% had lived in their current home for more than one year but less than five. The data adds weight to the evidence that the Gypsy and Traveller community on the Isle of Wight are well settled on the Island. In Hampshire and the Isle of Wight as a whole we found 16.2% of households living on unauthorised sites had lived there between 1-5 years.

Table 2-13 **How Long Have You Lived At Your Present Location?**
Question 9

	%	N ^{os.}
A day or two	4.6	1
Less than one week	0.0	0
Less than one month	0.0	0
Less than 3 months	9.1	2
Less than 6 months	13.6	3
6 months but less than 1 year	22.7	5
1 year but less than 5 years	40.9	9
5 years and over	9.1	2
Total	100.0	22

- 2.4.2 A cross tabulation looked at the previous location of households who had moved in the last year, all 11 of the households who had moved in the last year responded, only 3 had moved from outside the Hampshire and Isle of Wight study area.
- 2.4.3 Travelling is an integral part of cultural identity for Gypsy and Traveller households. The ability to travel, as a way of life, is one of a number of factors that defines the Gypsy and Traveller community. This is not simply a lifestyle choice.
- 2.4.4 All households were asked if they were willing to answer questions about their travelling patterns.
- 2.4.5 Based on a 100% response rate, only one household had travelled in the last 12 months, reflecting the settled nature of the community on the Isle of Wight and perhaps the danger of losing a settled, if unauthorised, stopping place as a result of travelling.
- 2.4.6 The one household who had travelled in the last 12 months had travelled five or more times during that period. This household travels throughout the year, with their own household and just one vehicle, within the Isle of Wight.

2.5 Transit provision

- 2.5.1 There was no transit provision within the Isle of Wight.
- 2.5.2 Respondents were asked if they would use a transit site if one was available. 21 households answered the question, with 85.7% (18) saying that they would use a transit site if one was available.
- 2.5.3 94.1% (16) said that they would expect to pay below £60 per week for use of a transit site.
- 2.5.4 Evidence from the survey shows that a quarter of the sample had moved from a previous location outside the Isle of Wight, a quarter of the sample had moved on as a result of enforcement action in the last 12 months, and a quarter had left their previous site because of harassment. Some of this need would be addressed by provision of more stable accommodation on permanent authorised sites, for example there may be a lower level of eviction and harassment if pitches were more secure.

- 2.5.5 There will remain a need for transit provision for those visiting the Isle of Wight and emergency stopping places or transit sites to help manage eviction from public and private land. In addition to the need for new permanent authorised pitches the data would suggest a need for transit provision.

2.6 Eviction

- 2.6.1 Evidence from the Hampshire and Isle of Wight survey suggests that most Gypsy and Traveller families prefer to travel seasonally and few households choose to be highly mobile. Enforcement action creates what the CRE has described as *"enforced nomadism through constant eviction"*.
- 2.6.2 Households were asked how many sites had they occupied in the last 12 months when a period of stopping time was successfully negotiated and where they were allowed to stay without court proceedings. Four households (18.2% of the sample) responded to this question, three had occupied one site; one household had occupied more than five sites where they had stayed for a period of time without court proceedings.
- 2.6.3 22.7% (5) of those living on sites had left a site in the last 12 months because they had either been evicted from the site or forced to leave because of enforcement action. All 5 households said that they had left voluntarily prior to eviction.

Table 2-14 **How Often Have You Left a Site as a Result of Enforcement Action in the Last 12 Months?**
Question 16d

	%	N ^{os.}
1	20.0	1
2-5	20.0	1
6-10	0.0	0
11-15	40.0	2
16-20	0.0	0
21 or more	20.0	1
Total	100.0	5

- 2.6.4 Of those who had left as a result of enforcement action, 40.0% (2) had moved on between 1 and 5 times, 40.0% (2) had moved on between 11 and 15 times, and 20.0% (1) had moved on more than 25 times.
- 2.6.5 The Hampshire and Isle of Wight survey found an urgent need to balance the cultural needs of Gypsy and Traveller families to maintain a mobile life style, with their need to develop some measure of security in terms of their accommodation, to be able to travel, but to avoid a constant cycle of eviction. The provision of more authorised sites is a key step in achieving this.

2.7 Planning

- 2.7.1 At a national level Government research (Select Committee of ODPM report on Gypsy and Traveller Sites 2004) has found that the planning system tends to discriminate against Gypsy and Travellers, with 80% of applications refused compared to just 10% of applications from the settled community.

2.7.2 Of the 22 households who responded to this question, none of the households had applied for planning permissions.

2.7.3 Respondents were asked if they had ever applied for a site license to live on a permanent site or develop their own site. One household had applied for a site license, but had their application refused.

2.8 You And Your Family

2.8.1 Data was collected on the age and sex of individual household members. From the data collected we were able to build up a picture of the households in the sample.

2.8.2 22 households responded to the question on family structure. 18 of the 22 households (81.8%) were single adults under 60 years old, a large number of whom were in the 25 to 44 age group. Two households were single parent households and a further two households were couple households with no children.

2.8.3 In terms of the age of head of household and other household members, based on responses from all 22 heads of household in the sample, we found 50.0% (11) of heads of household living to be aged between 25 and 44. The proportion of under 16s was low at 10.7% only 3 children were identified.

2.8.4 None of the households responding had any member of their household over the age of 60 years old

Table 2-15 Age Of Household Members

Question 21b

Age of household members	Head of household		All household members	
	%	N ^{os.}	%	N ^{os.}
0 – 10	0.0	0	10.7	3
11 – 15	0.0	0	0.0	0
16 – 24	22.7	5	25.0	7
25 – 44	50.0	11	42.9	12
45 – 59	27.3	6	21.4	6
60 – 74	0.0	0	0.0	0
75+	0.0	0	0.0	0
Total	100.0	22	100.0	28

2.8.5 The survey showed that the average number of people per household was 1.2. Family size recorded on the Isle of Wight was far lower than that recorded for site based gypsies and travellers in the Hampshire districts (2.9), family size among travellers on the Isle of Wight was also lower than the UK average of 2.4 for general settled households as endorsed by the 2001 Census.

2.9 Access to Services and Facilities

2.9.1 The following section presents data on access to schooling and medical facilities. Data is also presented on the incidence of disability within the household and access to adaptations.

2.9.2 Only three children under the age of 16 were identified. Two of the children were from the same family and neither attended local schools.

- 2.9.3 20 households responded to the question on whether the respondent themselves had attended school. 5.0% (1) had attended up to primary education and the vast majority had attended secondary school (75.0%; 15). 20.0% (4) had had an education up to college level.
- 2.9.4 Across the Hampshire districts, 61.9% of respondents had attended secondary school and only 2.3% had received further education. The higher level of attendance at secondary school and on to further education on the Isle of Wight may reflect the different profile of the sample, and the different values placed on a "school based" education. The majority of respondents in Hampshire districts were traditional English / Romany or Irish Gypsies and travellers, on the Isle of Wight the majority (59.1%) were New Age Travellers and Van Dwellers.
- 2.9.5 The following questions looked at access to medical services.
- 2.9.6 Based on 21 responses, all households responding were registered with a local doctor, reflecting the settled nature of the sample. One household said that they were registered with a doctor elsewhere.
- 2.9.7 Based on 21 responses, 38.1% (8) were registered with a dentist, 61.9% (13) were not registered with a local dentist.

Table 2-16 *Do You Consider Anyone in Your Household to Have A Disability or a Serious Long Term Illness?*
Question 24a

	%	N ^{os.}
Yes	40.9	9
No	59.1	13
Total	100.0	22

- 2.9.8 Based on 22 responses, 9 households in the sample had a member with a disability or long-term illness (40.9%). Of these households all had one member of the household affected. Households with a disabled member were asked further questions about the nature of the illness / disability and the adaptations available to support them.

Table 2-17 *What Is the Nature of the Disability?*
Question 24d

	%	N ^{os.}
Limiting Illness	66.7	6
Asthmatic / Respiratory Problem	44.4	4
Mental Health Problem	33.3	3
Walking Difficulty (not in wheelchair)	22.2	2
Visual Impairment	11.1	1
Wheelchair User	0.0	0
Learning Difficulty	0.0	0
Hearing Impairment	0.0	0
Other Physical Disability	0.0	0
Total		16

- 2.9.9 66.7% (6) had a limiting illness, 44.4% (4) had asthmatic / respiratory problems and 33.3% (3) had a mental health problem.

- 2.9.10 In one case the disability / illness limited activity. The following question found that one household with a disability or long term illness required regular medical treatment from a doctor or at a hospital.

2.10 Harassment

- 2.10.1 27.3% (6) of households responding had experienced harassment at their current site. A lower number of households had experienced harassment in their previous home, (18.2%; 4).
- 2.10.2 Of those who had experienced harassment at their current accommodation, 50.0% (3) households had been harassed by local residents in the area and 16.7% (1) from other Gypsy & Travellers. Similar patterns occurred with those experiencing harassment at their previous accommodation with 50.0% (2) having experienced harassment by local residents.
- 2.10.3 20.0% (4) of respondents had left accommodation as a result of harassment, in 50.0% of those cases the harassment had taken place at the site (2). 71.4% (15) of those currently living on a site said they would take harassment into consideration when deciding to move again.

2.11 Work

- 2.11.1 This section deals with the working patterns of households interviewed, including problems with working and issues around travel to work.

Table 2-18 Do You Live Here To Be Near Work?
Question 26a

	%	N ^{os.}
Yes, permanent work	4.5	1
Yes, temporary work	9.1	2
No	86.4	19
Total	100.0	22

- 2.11.2 22 households responded, of whom 3 respondents said they lived at their current site to be close to work.

Table 2-19 Employment Status
Question 26c

	%	N ^{os.}
Self-employed	18.2	4
Employed	27.3	6
Unemployed and looking for work	22.7	5
Retired	0.0	0
Cannot work due to disability	27.3	6
Housewife	4.5	1
Total	100.0	22

2.11.3 45.5% of respondents were employed or self-employed (10 households); of those who were in employment 40% (4) were self-employed. Our findings on the importance of self employment are consistent with our previous Gypsy and Traveller studies in Kent and Sussex, and for the Hampshire districts.

2.11.4 22.7% (5) of respondents were unemployed and looking for work.

2.11.5 Five respondents indicated that where they live makes it difficult to get work, giving 10 choices (an average of 2.0 choices each) when considering the reasons. Lack of access to work and lack of a postal address were the main reasons given.

Table 2-20 What Is the Main Reasons Your Address Makes It Difficult To Get Work?
Question 23f

	%	N ^{os.}
Location of site	0.0	0
Lack of postal address	80.0	4
Lack of storage for work equipment	0.0	0
Lack of access to work	100.0	5
Transportation / travel time	0.0	0
Other	20.0	1
Total		10

2.11.6 Two households had moved in the last 12 months due to difficulties getting work, both of whom had moved three or more times.

2.11.7 14 respondents said they had to travel for work, all of whom travel to work within the Isle of Wight. The high level of employment within the gypsy and traveller community locally reinforces the impression that the population within the Isle of Wight was very settled there.

2.12 Income and Financial Support

- 2.12.1 The income of all household members was recorded to give a total annual income for the household before tax and other deductions. 20 of the 22 households responded to the question on income.
- 2.12.2 90.0% (18) of respondents had incomes below £10,000, 2 households said they had incomes of between £10,000 and £20,000. 16 households indicated that they received financial support, 72.7% of the sample. Respondents made an average of 1.1 choices each when considering the financial support they receive. 9 households received Income Support.

Table 2-21 *Does Your Household Receive Any Financial Support?*
Question 27p

	%	N ^{os.}
Housing Benefit	0.0	0
Income Support	56.3	9
Pension Credit	0.0	0
Job Seekers Allowance	12.5	2
Working Family Tax Credit	6.3	1
Disability Living Allowance	18.8	3
Attendance Allowance	0.0	0
State Pension	0.0	0
Child Benefit	6.3	1
Other	6.3	1
Total		17

2.13 Future Accommodation Needs

2.13.1 Moving Intentions of Households Currently Living on a Site

- 2.13.2 The moving intentions and future accommodation requirements of households interviewed on the Isle of Wight were considered through a set of questions to help identify the need for future planning provision.
- 2.13.3 Based on responses from all 22 households, 36.4% of the sample (8 households) had no plans to move from their current site, 36.4% of households (8) wished to move but were unable to do so, and 27.2% of households (6) would move only when forced to do so.
- 2.13.4 Of those who wish to move but cannot (8 households) 7 households said that this was due to no sites being available, one household was concerned about being accepted somewhere new.
- 2.13.5 6 households gave a reason for leaving their current site. In 3 cases the reason given was that the site was not permanent, 3 households wanted to move because of the threat of eviction / enforcement action.

- 2.13.6 All those moving planned to move within the Isle of Wight. This emphasises the correlation between existing and desired locations, and the settled nature of the community on the Isle of Wight.
- 2.13.7 6 households responded to a question asking if they were on a waiting list. Although 2 households would consider a move to bricks and mortar accommodation, just 1 was on a housing waiting list, and had put their name down on the list because the household needed or wanted to settle.
- 2.13.8 4 households were planning to move to other unauthorised sites, reflecting the lack of permanent authorised site provision on the Isle of Wight.
- 2.13.9 Site Accommodation**
- 2.13.10 Those planning on moving to another site were asked about their needs, 5 households responded to the question, suggesting that one of those planning to move to bricks and mortar accommodation would also consider site accommodation.
- 2.13.11 80.0% (4) of those responding will remain at their next site as long as possible before eviction, and 20.0% (1) planned to stay at their next site between 3 and 6 months.
- 2.13.12 Respondents were asked what facilities they would need at their next site. A wide range of facilities was required either for sole or shared use. The most important facilities for sole use were the provision of showers and baths, and laundry facilities; and for shared use rubbish storage and collection (Council supplied).

Table 2-22 What Facilities Will Be Needed At Your Next Site?

Question 27ka

	% Sole use	% Shared use
Electricity supply (mains)	33.3	0.0
Electricity supply (generator)	0.0	0.0
Gas (mains)	33.3	0.0
Gas (bottled)	0.0	0.0
Rubbish Storage and collection (Council supplied)	66.7	0.0
Rubbish storage and collection (privately supplied)	0.0	0.0
Shed / amenity building	0.0	100.0
Bath	66.7	0.0
Shower	100.0	0.0
Kitchen facilities	33.3	0.0
Laundry facilities	66.7	0.0
Fire prevention	33.3	0.0
Play space	0.0	0.0
Space for animals	0.0	0.0
Space for visitors	0.0	0.0
Work space	0.0	0.0
Equipment storage	0.0	0.0
Parking	33.3	0.0

- 2.13.13 When asked about the number of vehicles / trailers / vans they would need to accommodate at their next site, 2 households said they would require 1 vehicle and 2 households said they would require 2 vehicles.

2.14 Needs of Concealed Households

- 2.14.1 No households currently living on a site indicated that they had a family member who would be looking for independent accommodation in the next 3 years.

2.15 Ideal Sites

- 2.15.1 The following questions ask respondents on the Isle of Wight for their ideas on what would make an ideal site.

Table 2-23 *What Is The Maximum Number Of Pitches A Site Should Have?*
Question 29a

	% Transit	N ^{os.}	% Permanent	N ^{os.}
1 -5	0.0	0	0.0	0
6 - 10	33.3	7	28.6	6
11 – 15	9.5	2	9.5	2
16 – 20	4.8	1	4.8	1
21 – 25	4.8	1	4.8	1
26 – 30	14.3	3	19.0	4
Over 30	33.3	7	33.3	7
Total	100.0	21	100.0	21

- 2.15.2 Based on a response rate of 95.5% (21), there is a preference for larger sites on the Isle of Wight compared to other districts within the Hampshire study area. 52.3% of those expressing a view on the size of permanent sites would prefer sites of 26 pitches or more, as would 47.6% of those expressing a view on the size of transit sites. Just 38.1% of those expressing a view preferred permanent sites with 15 or less pitches, compared to 59.5% across the Hampshire districts. 42.8% of those expressing a view on the size of transit sites would prefer sites of 15 pitches or less, compared to 65.5% across the study area as a whole.
- 2.15.3 Government research suggests that smaller sites have fewer health and safety risks, especially in winter when there is more pressure on sites as families are travelling less, in addition smaller sites are easier to integrate into existing communities and are easier to manage. Draft guidance on site design was issued by Department of Communities and Local Government in May 2007. Section 4.2 of the consultation confirms that smaller sites (6- 12 pitches) are generally preferred by most Gypsies and Travellers and *"sites should not normally exceed 20 pitches in capacity unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy or Traveller community"*.
- 2.15.4 In the view of the Select Committee (Select Committee of ODPM report on Gypsy and Traveller Sites 2004) *"permanent sites should have no more than 18 pitches... all sites should be small and not disproportionate to the size of the community in which they are placed ... a cap should be placed on the number of people who are resident on the site ... The number of long term visitors on a site should be controlled by planning powers and enforced by the site manager"*.

Table 2-24 What Would Be Your IDEAL Type Of Accommodation?

Question 29b

	%	N ^{os.}
Mobile home – public permanent site	9.5	2
Mobile home – private permanent site	0.0	0
Touring caravan / trailer - public permanent site	28.6	6
Touring caravan / trailer - private permanent site	9.5	2
Touring caravan / trailer - transit site	4.8	1
Rented mobile home on Local Authority site	33.3	7
Other	14.3	3
Don't know	0.0	0
Total	100.0	21

- 2.15.5 Based on 21 responses the ideal type of accommodation was a rented mobile home on a Local Authority site (33.3%; 7); there are currently no Local Authority sites on the Isle of Wight. 28.6% (6) of those currently living on a site would prefer a touring caravan / trailer on a public permanent site. 71% of households would prefer a local authority site.
- 2.15.6 Of the 20 households who responded to a question on location, all stated that the Isle of Wight would be their ideal location, emphasising the high level of correlation between current and ideal locations, and the settled nature of the community on the Isle of Wight.
- 2.15.7 The Government select committee recommendation (Select Committee of ODPM report on Gypsy and Traveller Sites 2004) is that all sites should be *“located only in areas considered appropriate for general residential use”*. 52.4% (11) of Gypsy and Traveller households would prefer to live in the rural areas, 23.8% (5) would prefer to live in a village and 23.8% (5) would prefer to live in a town.

3 GYPSY AND TRAVELLER NEEDS ACCOMMODATION MODEL

- 3.1.1 The Gypsy and Traveller needs model used in this report is based on latest Government Guidance (February 2006), and subsequent discussions with DCLG. Data used in the model is drawn both from the DCA survey of Gypsy and Traveller accommodation needs (2006) and from secondary data provided by the Isle of Wight.
- 3.1.2 Guidance recommends projections of future need for the next 5 – 10 years. DCA's view is that this initial study provides a starting point for development of plans and strategies to meet both the backlog of need, and need arising from family formation over the next 5 years.
- 3.1.3 In the case of the Isle of Wight projections are made on the basis of the interviews carried out. This is considered to be the best estimate of current need although it is also recognised that there remains a significant level of need "hidden" on the Isle of Wight. Future needs assessments should be based on accurate caravan count data, enabling the consultant to weight and gross the data to a known population, and to estimate the level of need more reliably.
- 3.1.4 This study will need to be updated after 5 years, based on more reliable caravan count data, to monitor progress in meeting the backlog of need. Once the backlog is cleared local authorities will be in a very different position in terms of the need to plan for future family formation.

3.2 Supply:

Table 3-1 Current Permanent Residential Supply

1	Current supply of occupied Local Authority residential site pitches in the Local Authority / partnership area	0
2	Current supply of occupied authorised privately owned site pitches in the Local Authority / partnership area	0
3	Unauthorised pitches tolerated for more than 10 years	0
4	Total permanent supply	0

- 3.2.1 There are no authorised sites on the Isle of Wight.

Table 3-2 Current Projected Supply

5	Vacancies arising on Local Authority sites	0
6	New Local Authority pitches already planned in year 1	0
7	Existing applications for private site development / extension likely to gain planning permission during year 1 (number of pitches)	0
8	Annual total pitches available	0
9	Available over 5 years	0

- 3.2.2 The supply of pitches from vacancies on authorised Local Authority sites is zero, as there are no Local Authority sites on the Isle of Wight. There are no new local authority sites planned and no current applications for private site development.

3.3 Need

Table 3-3 Current Residential Backlog of Need

10	Households on unauthorised encampments where planning permission is not expected	21
11	Households on unauthorised developments where planning permission is not expected	1
12	Households currently overcrowded on authorised sites	0
13	Current back log of concealed / new family formation within existing households on sites in the next 12 months	0
14	Total current residential demand backlog	22
15	Less number of households on unauthorised development pitches likely to gain planning permission	0
16	Current shortfall	22
17	Newly Arising Need	
18	Family formation 2006 – 2011	2

- 3.3.1 The level of unauthorised encampments on the Isle of Wight was not known at the time of the study. 19 regular stopping places were identified and 22 households were interviewed, a far higher level of encampment is known to exist although exact numbers were not available. The figures used in the model are based on the number of interviews achieved; the agreed quota of 22 interviews was easily achieved by the interview team. Local knowledge suggests that the level of unauthorised encampment on the Isle of Wight may be as high as 80 households, although this could not be confirmed. It should also be noted that the Caravan Count does not accurately record unauthorised camping on the Isle of Wight, for example in July 2005 only two caravans were recorded, 7 caravans were recorded in July 2006, the field work was carried out between 20th – 22nd July 2006.
- 3.3.2 The backlog of new family formation within existing households is identified as the number of concealed / new forming households currently living on an site and looking for their own site accommodation within the next 12 months. No households were identified, and this is the figure shown in line 16 of the needs table above.
- 3.3.3 Future new family formation is calculated from the survey data based on a forward projection of existing concealed households. As no existing concealed households were identified we used new family formation projections from unauthorised sites in Hampshire districts (2.5% per year) to estimate the level of new family formation on the Isle of Wight. The data showed that there were few households with children within in the typical family forming age group; however it should be assumed that some family formation will occur over the next 5 years. Two new families are expected to form in the next 5 years.

3.4 Summary of Needs Accommodation Model

- 3.4.1 Featured below is a summary of the estimated need for additional pitches across the study area, based on the interviews undertaken on the Isle of Wight.

Table 3-4 Need For Additional Permanent Pitches 2006 - 2011

Backlog of Need	22
Newly Arising need 2006 – 2011	2
Less supply from vacancies	0
Net Need for New Pitches	24

- 3.4.2 The model suggests a need for 24 permanent authorised pitches to accommodate households expressing a need to remain on the Isle of Wight. We consider this to be an underestimation of need, however without accurate caravan count data it is not possible to make a more accurate estimation. What is very clear from the data is that all those households living on the Isle of Wight were settled there and wished to remain, this is likely to be true of the majority of households on the island whether included in the interview sample or not.
- 3.4.3 In addition to the need for new permanent authorised pitches the data would suggest a need for flexible transit provision. Evidence from the survey shows that a quarter of the sample had moved from a previous location outside the Isle of Wight, a quarter of the sample had been forced to move on because of enforcement action in the last 12 months, and a quarter had left their previous site because of harassment. Some of this need would be addressed by provision of more stable permanent site accommodation, for example there may be a lower level of eviction and harassment if pitches were more secure.
- 3.4.4 However, there will remain a need for transit provision for those visiting the Isle of Wight and emergency stopping places or transit sites to help manage move on following enforcement action on public and private land.

4 RECOMMENDATIONS

- 4.1.1 There is a need for at least an additional 24 new authorised site pitches to be made available between 2006 – 2011 to deal with the backlog of demand existing on the Isle of Wight and to meet emerging demand from new family formation; and a further supply of transit pitches / emergency stopping places to cope with movement.
- 4.1.2 This report should be viewed as the first stage of an ongoing assessment of gypsy and traveller accommodation needs. Future accommodation needs assessments should be carried out every 5 years to provide an update on the level of need and growth in provision locally.
- 4.1.3 Future caravan counts should make a full and accurate assessment of the level of unauthorised camping on the island. This data should be used in future GTAA's to help cross the survey data to the known Gypsy and Traveller population and provide a fuller assessment of needs on the Isle of Wight.
- 4.1.4 The provision of authorised sites across the Isle of Wight is a priority. When asked about the type of ideal site there is a preference for larger local authority sites.
- 4.1.5 All sites should be effectively managed. There is a need for new local authority sites to be established with strong local management and coordination to ensure that all sites are well managed and illegal encampments are responded to appropriately and effectively.
- 4.1.6 New sites should be located in areas considered appropriate for general residential use, and with access to local services and facilities, within existing communities. Planning applications should be considered on their merits in the context of site size and location, and the population density of the surrounding area. Permissions should be used to restrict the size of sites and where appropriate to recommend a "cap" on the number of people allowed to live on the site on a permanent basis and for transit / visiting.
- 4.1.7 The development of plans and strategies to meet the accommodation needs of Gypsy and Traveller households must be based on reliable and robust local data in consultation with the local gypsy and traveller community. Waiting lists and details of housed Gypsies and Travellers should be recorded locally to enable data to be compared sub regionally.

5 REFERENCES

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- ODPM (2006) "Gypsy and Traveller Accommodation Assessments Draft Practice guidance"
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