

# North Yorkshire Accommodation Requirements of Showmen

## Final Report

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AFFORDABILITY RESEARCH COMMUNITIES

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## North Yorkshire Accommodation Requirements of Showmen

### 1. Introduction and Background to the Study

- 1.1 In June 2009 the North Yorkshire Strategic Housing Partnership Board commissioned arc<sup>4</sup> to undertake additional research into the accommodation needs of Showmen across North Yorkshire. This research was designed to supplement findings from the 2007/08 Gypsy and Traveller Accommodation Assessment, and address the following priorities identified within the North Yorkshire Gypsy and Traveller Action Plan:
- Build upon the initial findings of the accommodation assessment and the 62 interviews carried out with Showmen;
  - Review the travelling patterns of Showmen within North Yorkshire;
  - Consider the particular plot requirements of Showmen by local authority district;
  - Review the facilities required, including plot size;
  - Enable further consultation with the Showmen's Guild on accommodation requirements.
- 1.2 In order to meet these priorities it was agreed that arc<sup>4</sup> would:
- Carry out further analysis of the original Accommodation Assessment responses from Showmen, in particular looking at their aspirations, travelling patterns and health requirements; and
  - Undertake interviews with selected representatives of the Showmen's Guild (Northern and Yorkshire Sections).
- 1.3 The proposed outputs from this research are to:
- Assess the specific accommodation and support requirements of Showmen by District;
  - Review plot requirements in terms of size, location and specific yard attributes required by Showmen;
  - Further analyse the survey dataset, particularly relating to health issues and views preferences for transit yards.
- 1.4 Before analysing findings from the research undertaken, this report provides a brief summary of the planning policy context relating to Showmen. The report concludes with a series of recommendations.
- 1.5 As a point of clarification, in the context of Showmen, the term 'yard' is used to describe an area that comprises a series of 'plots' which accommodate family and extended family units. Broadly comparable terms used by Gypsies and Travellers would be 'sites' which comprise a series of 'pitches'.
- 1.6 This report also refers to 'households' and 'families'. Households are defined as 'one person or a group of people who have the accommodation as their only or main residence AND either share at least one meal a day or share the living

accommodation, that is, a living room or sitting room.’<sup>1</sup> Families can be described as all those who live in the same household. The terms household and families are used interchangeably in this report.

- 1.6 The assistance and input of the Northern and Yorkshire Sections of the Showmen’s Guild in this research is acknowledged with grateful thanks.

## 2. Policy Context

- 2.1 Before looking at the findings from the research it is first helpful to understand the planning policy context within which local authorities are operating, and this research was commissioned.

### National

- 2.2 National policy guidance in respect of Showmen is set out within the *Communities and Local Government Circular 04/2007: Planning for Travelling Showpeople* (21<sup>st</sup> August 2007). This provides guidance on all aspects of the planning process in respect of Showmen, including guidance to local planning authorities on dealing with planning applications from Showmen.
- 2.3 Advice within the Circular flags how *‘the nature of showpeople’s sites [sic] is unusual in planning terms’* with a plot consisting of space for accommodation (typically caravans/wagons) and storage and maintenance space for trailers and equipment, which means that *‘sites [sic] do not fit easily into existing land-use categories. The requirement for sites [sic] to be suitable both for accommodation and business use is very important to the travelling showpeople’s way of life.’*
- 2.4 The Circular embeds guidance in respect of accommodation for Showmen within the overall strategic objective of planning for housing, which is *‘to ensure that everyone has the opportunity of living in a decent home’*. The main intentions of the Circular are to:
- Increase the number of travelling showpeople’s yards in suitable locations with planning permission in order to address current under-provision over the next three to five years, and to maintain an appropriate level of provision through Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF);
  - Recognise, protect and facilitate the traditional way of life of travelling showpeople, creating sustainable, respectful and inclusive communities where travelling showpeople have fair access to suitable accommodation and services;
  - Underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively;
  - Ensure that Development Plan Documents (DPD) include fair and achievable policies and to ensure that identified need is dealt with fairly and effectively;

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<sup>1</sup> CLG Definition of general housing terms

- Identify and make provision for the resultant land and accommodation requirements;
  - Help to avoid travelling showpeople becoming homeless through eviction from unauthorised yards without an alternative to move to (paragraph 14).
- 2.5 The Circular also provides strong advice to local planning authorities in respect of identifying yards for provision of accommodation for Showmen, stating that the Core Strategy should *'set out criteria for the location of travelling showpeople yards which will be used to guide the allocation of yards within the relevant DPD. These criteria can also be used in respect to planning applications on unallocated sites [sic] that may come forward. These criteria based policies must be fair, reasonable, achievable and effective in delivering sites [sic]'* (paragraphs 25 and 26).
- 2.6 The Circular identifies a number of options available to local planning authorities to help them meet the need for yards, these include:
- Disposing of local authority owned land at less than best consideration;
  - Making full use of registers of unused and under-used land owned by public bodies;
  - Exercising compulsory purchase powers; and
  - Co-operation between neighbouring authorities, possibly using joint DPDs, to provide greater flexibility in yard identification.
- 2.7 The Circular strongly encourages local planning authorities to discuss directly with Showmen their accommodation needs, and advises that in respect of potential locations for yards those *'on the outskirts of built-up areas may be appropriate. Yards may also be found in rural and semi-rural settings'* (paragraph 45). Above all the Circular advocates *'constructive and positive engagement on all sides'* to promote trust and help avoid breaches of planning control; *'the aim should be as far as possible to help travelling showpeople to provide for themselves, to allow them to secure the kind of yards they need, but in locations that are suitable in planning policy terms'* (paragraph 50).
- 2.8 Authorities are encouraged to offer advice and practical help with planning applications to Showmen wishing to acquire their own land for development, moreover they *'should not refuse private applications solely because the applicant has no local connection'* (paragraph 52).
- 2.9 Sustainability is emphasised as a key consideration (paragraph 54), and not just in terms of mode of transport and distances to services; it also includes:
- The extent to which the nature of the traditional lifestyle of travelling showpeople, whereby they live and work from the same location thereby omitting many travel to work journeys, contributes to sustainability;
  - The promotion of peaceful and integrated co-existence between the yard and the local community;
  - The wider benefits of easier access to GP and other health services;
  - Children attending school on a regular basis;

- The provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised development; and
- Not locating yards in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans and other vehicles.

## Regional

2.10 When developing their policies in respect of Showmen, local planning authorities must take account of Policy H6 Provision of Sites for Gypsies and Travellers within the Regional Spatial Strategy, which states that:

- The Region needs to make additional provision to meet the housing needs of Gypsies and Travellers to address an overall shortfall of at least 255 pitches across the region and at least the following shortfalls in each sub region by 2010:
  - Humber 34 pitches
  - North Yorkshire 57 pitches
  - South Yorkshire 78 pitches
  - West Yorkshire 86 pitches
- Local authorities should carry out an assessment of the housing needs of Gypsies and Travellers by July 2008. Collaboration between authorities on these studies is encouraged in order to more fully understand the patterns of need and the adequacy of current provision. LDFs, housing investment programmes, and planning decisions should ensure there is an adequate provision of sites for Gypsies and Travellers.

## Summary of key points

2.11 Circular 04/2007 provides specific advice in respect of planning for the needs of travelling showpeople. It emphasises the need for local planning authorities to:

- Ensure Showmen have the opportunity of living in a decent home;
- Engage and work positively with Showmen in terms of planning for new provision;
- Recognise, protect and facilitate the traditional way of life of showmen;
- Assess the needs of showmen and develop strategies to meet them, including identifying suitable yards for new plots; and
- Offer advice and practical help to Showmen with the planning process and planning applications.

2.12 The Circular accepts that nationally there is an under provision of plots for Showmen, which needs to be addressed through fair and effective policies within RSSs and LDFs.

- 2.13 RSS policy H6: Provision of Housing Sites for Gypsies and Travellers provides a Regional policy basis for meeting the needs of Gypsies and Travellers with Yorkshire and the Humber.

### 3. Analysis of Findings

3.1 The research consists of two key elements:

- Secondary data analysis, extrapolating information regarding the accommodation requirements of Showmen from the original North Yorkshire Gypsy and Traveller Accommodation Assessment (2008); and
- Primary fieldwork interviews undertaken with the Showmen's Guild and its representatives from the Yorkshire and Northern Sections, to provide additional qualitative information about the accommodation requirements of Showmen in North Yorkshire.

#### Data Analysis

3.2 Findings from the original North Yorkshire Gypsy and Traveller Accommodation Assessment (GTAA) were derived from a quantitative questionnaire survey undertaken in 2007/08. The main topic areas of the survey included:

- Current and future accommodation requirements including current location, tenure and future location preferences;
- Reasons for current location and reasons for North Yorkshire requirement;
- Household composition, both current and expected future formation;
- Travel patterns into and out of the North Yorkshire area and therefore reasons for needing to locate in North Yorkshire;
- Employment patterns and trends;
- Condition of current accommodation;
- Requirement for any housing-related support services such as access to specific education and health services;
- Number and size of existing and potential households and the aspirations of these households; and
- Suitability, design and amenities of existing yards and the aspirations for future yards.

3.3 A total of 62 responses were usable for the analysis, all questionnaire surveys were quality checked and the data input into Statistical Package for the Social Sciences (SPSS) and analysed.



## Fieldwork Interviews

- 3.4 In terms of the primary research undertaken, interviews were conducted in July and August 2009 with representatives from the Northern (covering Hambleton and Richmondshire) and Yorkshire (covering York, Selby, Scarborough, Ryedale, Craven, and Harrogate) Sections of the Showmen's Guild.
- 3.5 Meetings were held with Guild Committee representatives for each section, and interviews were undertaken with Guild members at both Hartlepool and Harrogate Fairs. In addition, a discussion session was hosted by the Yorkshire Section at their offices in Drighlington, which was attended by a number of Showmen operating across North Yorkshire.
- 3.6 Over 20 in depth interviews have been undertaken with Guild representatives who work across North Yorkshire, providing a wealth of qualitative information to enhance existing data and knowledge from the original Gypsy and Traveller Accommodation Assessment. Interviews were structured broadly around a series of agreed questions (Appendix A); however a more informal approach was adopted in practice to maximise the level of information obtained. All the Showmen interviewed work across North Yorkshire and therefore have a connection with the County.
- 3.7 The interviews identified a significant number of issues that face Showmen working across North Yorkshire, which, whilst not directly related to the original questions, are nonetheless significant and need to be taken into consideration.
- 3.8 The findings from both elements of the research are now analysed as follows:
- Changing lifestyles;
  - General household characteristics;
  - Current accommodation;
  - Aspirations and ideal yard requirements;
  - Travel patterns;
  - Requirements, need for, and location of accommodation; and
  - Barriers to provision and potential yards.

## Changing Lifestyles

- 3.9 As recognised in *Circular 04/2007 Planning for Travelling Show People*, the lifestyle of travelling Showmen has changed considerably over recent years, with the majority of Showmen seeking more permanent home yards or bases – not just winter quarters. The traditional calendar of fairs has altered, with new opportunities for winter work, for example at seasonal Christmas fairs, meaning that many Showmen work all year round. Changing work patterns coupled with a desire to provide a more permanent home base, both to facilitate their children's education and provide for the needs of retired family members, mean that most Showmen now seek to secure a permanent yard, at which family members will reside all year round.
- 3.10 Circular 04/2007 states that:

*'Showpeople are members of a community that consists of self-employed business people who travel the country, often with their families, holding fairs. Many of these families have been taking part in this lifestyle for generations. Although their work is of a mobile nature, showpeople nevertheless require secure, permanent bases for the storage of their equipment and more particularly for residential purposes. Such bases are most occupied during the winter, when many showpeople will return there with their caravans, vehicles and fairground equipment. For this reason, these sites[sic] traditionally have been referred to as 'winter quarters', with individual pitches [sic] generally referred to by showpeople as plots. However, increasingly showpeople's quarters are occupied by some members of the family permanently. Older family members may stay on site [sic] for most of the year and there are plainly advantages in children living there all year to benefit from uninterrupted education.'* (Circ 04/2007 paragraph 1)

- 3.11 This research bears out these points and identifies a need for the provision of permanent yards for Showmen across North Yorkshire.
- 3.12 A number of interview respondents commented that lack of understanding and ignorance about Showmen, characterises their marginalisation and social exclusion. This is felt most acutely in terms of the lack of accommodation provision and obstacles to attempts to address this, through opposition from the 'settled community' through the planning process.
- 3.13 There are important distinctions between different travelling communities, which necessitate a clear and distinct approach to working with Showmen as opposed to other members of the Gypsy and Traveller community. Interview respondents were keen to emphasise these differences, and have in recent years stopped using the terms 'Travellers' and 'Travelling Showmen' when describing themselves, due to the erroneous perception and stigma attached to the term. The quotes below are typical of the responses from representatives of the Showmen community:

*'We aren't Gypsies, we don't call ourselves Travellers because of what people think, Showmen are businessmen, small scale businessmen'.*

*'I'm a businessmen, as well as my rides here I've got a car boot business'.*

*'The yard that we live on in West Yorkshire, we still get stones thrown at the caravans and equipment and my kids called gypsies, we're not, but there's no way of telling them'.*

- 3.14 As with members of other minority groups, being the subject of discrimination, however occasional, reinforces the strong sense of community spirit and inclusive self-supporting networks that exist within the Showperson's community. This aspect of the community is analysed in greater detail below, however manifests through necessity when looking for somewhere to stay, whether permanently or simply to 'pull' between fairs.

*'There is a very strong sense of identity and community, even if you saw your worst enemy in trouble broken down on the side of the road, you wouldn't drive past, you'd stop and help him'.*

*'I have to ring round for a place to pull between fairs; it's often a case of everyone bunching up for a bit!'*

3.15 The traditional calendar of fairs has changed and resulted in Showmen working all year round. The traditional pattern of fairs would previously have permitted a period of time to commute back to a residential base and then travel to the next fair. However, now there are smaller gaps between fairs and time limits on fairground sites, dictating when equipment is permitted on site and when it should be removed, there is a need to find somewhere to ‘pull’ for a day or two between fairs, rather than returning to a residential base.

*‘I am always ringing round yards asking for a place to pull for a day or two, otherwise I’ve got to travel back to Manchester from say Hartlepool, to come back to the North East a couple of days later for another fair. My eldest son is only 15 years old, so can’t drive and I’ve got the living trailer and four pieces of equipment to tow each time. I’m sick of seeing the M62; if there’s nowhere to pull I’ve got to make four or five journeys there and back. I’m a Yorkshireman, I’m only based in Manchester because my wife’s from there and doesn’t work as a Showman, but all my business apart from one fair is over here in Yorkshire’.*

3.16 All Travelling Showmen interviewed were employed within the traditional fairground industry and all were members of the Showmen’s Guild. However, in some cases spouses, partners and adult children were employed outside the industry and there was an evident need to have a permanent base in the location of their employment, from which the Showmen could commute to fairs.

3.17 The need for a settled, permanent residential base was further identified in terms of facilitating education for children and minimising time out of school. All GTAA respondents noted that they had contact with the Traveller Education Service and all were full of praise for the service. The service facilitated school placements and maintaining education whilst children were away at fairs. There was acknowledgment from a number of Showmen that their children may not want to follow them into the industry, and they therefore need a permanent base in order to secure a school place and ensure a settled education.

*‘I left school at 13 years old with no qualifications, my Dad’s a Showman and my Granddad before him, but my wife isn’t in the industry and my kids are in school so I’m not going to move them. I have to commute between each fair to home, so could mean me driving through the night, not a lot of sleep as there may only be a couple of days between fairs and nowhere to ‘pull’ so I have to go home to Bradford but all my fairs are up here [in North Yorkshire]’.*

*‘My son has two kids and he needs somewhere to move to so he can get his kids into school, at the moment they live with us, there’s no room but he has no choice, he hasn’t anywhere to take them’.*

3.18 Table 3.1 highlights that the majority of GTAA respondents have children within the state school system and utilise the Traveller Education Service, to prevent children falling behind in school. This reflects the importance to Showmen of maintaining their children’s education, and the desire to have a settled home base during the fair season to facilitate this.

**Table 3.1: Child education (%)**

Child Education	Resident	Tourer	Total
Nursery education	42.9	18.2	24.1

State school	0.0	45.5	34.5
Private school	28.6	0.0	6.9
Home schooled	14.3	0.0	3.4
Home visits from teacher / Traveller Education	14.3	36.4	31.0
Total	100	100	100
<b>Total Persons</b>	<b>7</b>	<b>22</b>	<b>29</b>

- 3.19 The importance of a settled education cannot be underestimated as Showmen appreciate that the next generation may not wish to continue in the industry. Furthermore the social implications of a peripatetic lifestyle for children can be disruptive, especially in terms of schooling and opportunities to settle and establish friendships, resulting in some instances in bullying (Table 3.2).

**Table 3.2: Bullied children**

	Resident	Tourer	Total
Yes	50.0	47.6	48.3
No	50.0	52.4	51.7
Total	100.0	100.0	100.0

### Summary of key points

- 3.20 There have been significant changes to the lifestyle of Showmen, which have resulted in:
- Opportunities to work outside the traditional fair season (April to October).
  - Demand for a permanent settled home base or yard, not just winter quarters, to facilitate children’s education, and care of retired family members.

## General Household Characteristics

- 3.21 Of the total 62 respondent Showmen surveyed as part of the GTAA, 30% were resident Showmen and 70% were tourers in North Yorkshire. The majority of the total 62 respondents were couples with children (52.5%), 61.1% of whom permanently resided within North Yorkshire. The remaining 48.8% of couples with children were touring Showmen households. This illustrates the proportion of households that would require additional provision of services such as education when considering permanent residential plots in the County. In line with comparative studies in neighbouring local authorities, these figures suggest that the average household size for Showmen will be slightly higher than the national average of 2.4 persons per household. These households will form the principle household formation groups over the medium to longer term.

**Table 3.3: Household type (%)**

Household Type	Resident	Tourer	Total
Single person (under 60 years)	5.6	17.1	13.6
Single person (60 years and over)	0.0	4.9	3.4
Lone parent	0.0	2.4	1.7
Couple – no children at home	27.8	12.2	16.9
Couple – with children at home	61.1	48.8	52.5
Older Couple – no children at home	5.6	2.4	3.4
Older Couple – with children at home	0.0	9.8	6.8
Other:	0.0	2.4	1.7
Total	100.0	100.0	100.0

3.22 In the majority of cases the survey respondents represented the heads of households, indicated by the 31.8% of respondents between 30-49 years of age. Table 3.4 indicates the age spread of those respondents. There is a relatively even distribution of respondents in terms of age, with approximately one quarter of respondents in the younger age category 18-29 years, one third in the 30-49 family age category and approximately one fifth over the age of fifty.

**Table 3.4: Age bands (%)**

Age bands	Resident	Tourer	Total
0-17	16.4	24.6	22.0
18-29	30.9	24.6	26.6
30-49	30.9	32.2	31.8
50-64	18.2	16.9	17.3
65-80	3.6	1.7	2.3
Total Persons	100.0	100.0	100.0

### Summary of key points

3.23 The majority of Showmen households living or working in North Yorkshire are families consisting of couples with children.

- 3.24 Age distribution is evenly proportioned amongst the key age bands, with the highest proportion being in the 30 to 49 age bracket (31.8%); 2.3% of Showmen were of retirement age and over (65 to 80 years).

## Current Accommodation

- 3.25 Research undertaken subsequent to the GTAA identified a significant issue with Showmen living on overcrowded yards in West and South Yorkshire, and the lack of provision within North Yorkshire certainly contributes to levels of overcrowding in neighbouring areas. Table 3.5 illustrates the disparity between those living and working within North Yorkshire. Of those surveyed for the GTAA only a small number live within North Yorkshire, of these all live on private, family-owned yards, the majority of whom, 44% of respondents, reside within Hambleton. This represents a small number of total households surveyed (eight households).
- 3.26 Those that are permanently resident within North Yorkshire represent only 30.5% of total Showmen households surveyed as part of the GTAA. This compares to 69.5% of households surveyed who were working within North Yorkshire but permanently resident outside it.
- 3.27 Hambleton and Craven had the highest number of touring Showmen within their areas, at 22 and 14 households respectively, which would suggest a requirement for yards within these locations. On the basis of work-based locations, York and Harrogate indicate potential requirements for residential yards, borne out by responses to our qualitative interviews whereby Showmen identified work-based requirements to live within North Yorkshire (see requirements and need for accommodation).

**Table 3.5: Location of residence and workplace**

NY Location	Resident	Resident %	Tourer	Tourer %	Total	Total %
Craven	0	0%	14	31.8%	14	<b>22.5%</b>
Hambleton	8	44.4%	14	31.8%	22	<b>35.4%</b>
Harrogate	2	11.1%	4	9.1%	6	<b>9.6%</b>
Richmondshire	1	5.6%	0	0%	1	<b>1.6%</b>
Ryedale	1	5.6%	3	6.8%	4	<b>6.5%</b>
Scarborough	2	11.1%	2	4.5%	4	<b>6.5%</b>
Selby	2	11.1%	1	2.3%	3	<b>4.8%</b>
York	2	11.1%	3	6.8%	5	<b>8.1%</b>
Elsewhere	0	0%	3	6.8%	3	<b>4.8%</b>
<b>Total</b>	<b>18</b>	<b>100.0%</b>	<b>44</b>	<b>100.0%</b>	<b>62</b>	<b>100.0%</b>

- 3.28 81.0% of the total GTAA sample of Travelling Showmen live within a trailer or wagon, compared to only 1.7% within a chalet / mobile home and 17.2% within a house. It must be noted however that of those permanently resident within North Yorkshire, this proportion represents only three households residing within houses. The figures illustrate the preference for traditional living within a

trailer and the consequent requirement for yards to accommodate both living trailers and equipment to enable Showmen to sustain their traditional way of life and their livelihoods.

**Table 3.6: Property type (%)**

	Resident	Tourer	Total
Trailer or wagon	83.3	80.0	81.0
Chalet/mobile home	0.0	2.5	1.7
House	16.7	17.5	17.2
Total	100.0	100.0	100.0

- 3.29 Unlike the wider travelling population, the vast majority of Showmen reside on land owned individually, or by the Guild; they otherwise share yards as tenants on privately owned land. The main issue associated with this type of provision is security of tenure, which is poor hence the over-riding aspiration to own a yard or rent from the Guild, to minimise risk of eviction (see Insecurity of Tenure).

**Table 3.7: Home tenure (%)**

	Resident	Tourer	Total
Rent privately	0.0	4.9	3.4
Own home	22.2	17.1	18.6
Other:	0.0	2.4	1.7
Total	22.2	24.4	23.7

(Note: % of total respondents indicating home tenure)

- 3.30 The majority of the GTAA sample of Showmen share plots (30.5% of respondents); subsequent research would indicate that many Showmen live on overcrowded yards in adjacent local authority areas. The results in table 3.8 are skewed towards those Showmen who own land, as the yards in North - Yorkshire are privately owned, family-run yards and are limited to two small yards at Thirsk and Northallerton. Likewise, the number of tourers sharing a plot whilst working in North Yorkshire indicates the paucity of stop-off places within the sub region, with Showmen resorting to either sharing plots or temporarily utilising lay-bys.

**Table 3.8: Land tenure (%)**

Land Tenure	Resident	Tourer	Total
Own land (with planning permission)	22.2	12.2	15.3
Own land (no planning permission)	5.6	0.0	1.7
Rent plot from Council	0.0	2.4	1.7
Rent plot privately (with planning permission)	11.1	14.6	13.6
Rent plot privately (no planning permission)	11.1	9.8	10.2
Share plot	27.8	31.7	30.5
Other	11.1	9.8	10.2
Total	88.9	80.5	83.1

(Note: used total responses for %)

- 3.31 There would seem to be a strong attachment to place indicated by table 3.9; a total 61.1% of Showmen resident within North Yorkshire have lived at their current yard for over five years. Furthermore 56.4% of tourers in the County had resided in their current location for over five years.
- 3.32 It must be noted however, that the resident in North Yorkshire figures will be positively skewed on the basis of the current yards being small, family- owned yards, accommodating successive generations of the same families. There are upwards of 16.7% permanent residents within North Yorkshire who have been resident for a year or less; almost one fifth (17.5%) of all Showmen have resided on their current plot for less than one year.
- 3.33 Fieldwork interviews revealed that these figures can be misleading, that the duration of residence does not necessarily equate to satisfaction with accommodation. Showmen may have lived in a yard in overcrowded or poor conditions for a considerable period due to the lack of alternative accommodation elsewhere. Overcrowding and high demand for plots means that leaving a yard temporarily brings with it the prospect of not being able to return to it at all.
- 3.34 In terms of those Showmen interviewed at North Yorkshire fairs, given their work commitments within North Yorkshire, there was a positive response to the prospect of moving into North Yorkshire should alternative residential yards become available. Given the pent-up need for suitable residential yards, the requirement expressed by Showmen to be based in commutable proximity to work opportunities (a significant proportion of which are within North Yorkshire, see Travel Patterns), and the aspiration to maintain settled education for their children, any move is likely to be for long-term residence - in excess of five years.



**Table 3.9: Length of residence (%)**

	Resident	Tourer	Total
Up to 1 year	16.7	17.9	17.5
Over 1 and up to 2 years	5.6	7.7	7.0
Over 2 and up to 3 years	11.1	7.7	8.8
Over 3 and up to 4 years	5.6	2.6	3.5
Over 4 and up to 5 years	0.0	7.7	5.3
Over 5 years	61.1	56.4	57.9
Total	100.0	100.0	100.0

- 3.35 In terms of current living conditions and perspectives on current yards Tables 3.10, 3.11, 3.12 and 3.13 provide an indication of levels of satisfaction. For those resident within North Yorkshire, the sample is based upon two small, family-owned yards, therefore levels of satisfaction will be relatively high and nominal levels of repairs have been carried out, namely additional space and slab for plots.

**Table 3.10: Repairs to Home (%)**

	Resident	Tourer	Total
None	80.0	63.6	67.4
More space on plot	20.0	30.3	27.9
slab/drive	10.0	15.2	14.0
Roof	0.0	0.0	0.0
Doors/windows	0.0	0.0	0.0
Kitchen facilities	0.0	3.0	2.3
Bathroom facilities	0.0	3.0	2.3
Other:	0.0	12.1	9.3
<b>Total</b>	110.0	127.3	123.3

(Note: columns add up to more than 100% as Showmen indicated more than one answer)

- 3.36 Similarly, the higher proportion of satisfaction with current yards illustrated in Table 3.11 by those Showmen permanently resident within North Yorkshire is indicative of the smaller family-run yards, with access limited to immediate family members. The lower levels of satisfaction for those touring respondents indicates the poorer provision for Showmen households working (touring) within North Yorkshire and living permanently elsewhere. The high levels of satisfaction of those permanent residents should be used as a proxy as to ideal conditions for new yards within North Yorkshire, and are in contrast to responses for those residing within the displaced overcrowded yards in adjacent authorities.

**Table 3.11: State of repair (%)**

	Resident	Tourer	Total
Very Good	64.7	50.0	54.7
Good	23.5	22.2	22.6
Neither Good nor Poor	11.8	19.4	17.0
Poor	0.0	2.8	1.9
Very Poor	0.0	5.6	3.8
Total	100.0	100.0	100.0

- 3.37 The poor level of provision within North Yorkshire for touring Showmen is reflected in the lack of amenities and use of lay-bys as unauthorised temporary places to pull (Table 3.12). Respondents noted that basic amenities were not available beyond car parking and storage for loads. These findings were borne out by discussions with Showmen who commented that many fairground sites have restrictions on the number of trailers permitted on site, leading to alternatives having to be found whilst working fairs in North Yorkshire (see requirements and need for accommodation).

**Table 3.12: Touring yard amenities (%)** (Note: columns add up to more than 100% as Showmen indicated more than one answer)

	Resident	Tourer	Total
Amenity Block	0.0	0.0	0.0
Toilets	0.0	0.0	0.0
Showers	0.0	0.0	0.0
Laundry	0.0	0.0	0.0
car parking	100.0	60.0	62.5
Space for storing loads	100.0	73.3	75.0
play area	100.0	13.3	18.8
Communal meeting area	0.0	0.0	0.0
Fire extinguisher	0.0	33.3	31.3
Other:	0.0	26.7	25.0

- 3.38 Table 3.13 illustrates a higher level of satisfaction of those permanently resident within the sub region, compared to touring Showmen working within North Yorkshire. This is indicative of the relative profile of small, privately-owned yards in the County, compared to those in neighbouring local authorities. These findings are considered in more detail when analysing touring Showmen aspirations and travel patterns.

**Table 3.13: Neighbourhood satisfaction (%)**

	Resident	Tourer	Total
Very Happy	41.2	37.5	38.6
Happy	47.1	27.5	33.3
Neither happy nor unhappy	11.8	27.5	22.8
Unhappy	0.0	5.0	3.5
Very unhappy	0.0	2.5	1.8
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

- 3.39 Findings from the 2009 interviews reinforce those from the original GTAA in respect of current accommodation. The majority of Showmen interviewed in 2009 live on privately owned yards, either as tenants on yards owned by other Showmen or the Guild. A small number resided on local authority owned yards, although these were often managed and maintained by the Guild. This contrasts with the accommodation profile of the rest of the travelling population, whereby private ownership is a less featured tenure.
- 3.40 Only one of the Showmen interviewed owned their own yard and had an element of security of tenure. In this instance the family had acquired the yard and 'fought' to get planning permission a number of years ago. They were now settled within the area and very much part of local village and community life. They are able to provide accommodation for their wider family when this is needed and are now seeking to retire, secure in the knowledge that they cannot be evicted from their home.
- 3.41 The majority of Showmen interviewed lived in trailers or wagons, only one lived in a social rented house, which was viewed as a temporary measure to facilitate the schooling of his children. Despite living in a house the Showman still required space for his trailers and equipment, which provide him with a means of earning a living.
- 3.42 The reasons for interviewees residing in current locations centred on:
- Availability of plots;
  - Providing a settled family base, which enables a settled education for children; and
  - Familial connections, with some households having long-standing family ties to a particular location. One respondent commented that they had lived in the same location for upwards of 50 years and three generations of Showmen.
- 3.43 A significant distinction with other travelling communities is the importance of work opportunities as a driver of where to locate. The location of work opportunities determines the need and requirement to reside in an area, and is given as a primary reason for doing/wanting to do so. However, accommodation is not always available within suitable locations. The vast majority of Showmen interviewed resided within Yorkshire, only two were based outside the Region, with one having to commute from Manchester for every fair. Those Showmen with children in schools cited a settled education for their children as a key reason for living where they did.

- 3.44 Qualitative interviews highlighted some key issues facing Showmen with regard to current provision, these are now explored in more detail and include:
- Insecurity of tenure;
  - Overcrowding; and
  - A lack of temporary stopping places – places to pull.

### Insecurity of tenure

- 3.45 The main aspiration for Showmen, reflecting the desire for home ownership in the settled population, is to own their own yard, either individually or as a group of Showmen, to ensure security of tenure. There is a real possibility, expressed by those living on yards in private ownership, that despite having occupied a yard for several years, the land owners could readily sell the yard for development. Due to the long-term trend for reduced provision of yards over the last 30 years, this would result in homelessness for evictees, there being no alternative yards to move to.
- 3.46 Insecurity of tenure is therefore a significant issue for many Showmen. One Showman, despite having lived on the same plot for 47 years and being part of the local community in his area, is aware that should the yard owners wish to sell the yard for development (which is a very real possibility) he will be faced with eviction and the task of finding a new plot, knowing that there are no alternative yards available within his locality.

### Overcrowding

- 3.47 The majority of Showmen felt that their current accommodation was overcrowded, and cited the loss of yards from across the Region, coupled with a lack of new provision as the main reasons for this (see Circular 04/2007 paragraph 5). There is a reluctance to bring issues associated with overcrowding to the attention of local authorities for fear of being made homeless – if moved on from an overcrowded yard there is nowhere else to go, therefore it is better to ‘put up’ with poor conditions on a yard, speaking out carries a real fear of eviction.
- 3.48 The level of overcrowding is acute across many yards in the Yorkshire and Humber Region. The amount and size of equipment, natural household growth, and loss of alternative accommodation are identified as the main reasons for current levels of overcrowding.
- 3.49 Most Showmen interviewed stated that they required a yard 0.5 – 1 acre in size potentially comprising a number of plots, in order to effectively live and work on their equipment. Equipment may range in size from a food stall to a large fairground ride such as a waltzer or rollercoaster. In order to maintain the legal requirement of three to five metres between units, and the need to maintain and work on equipment to Health and Safety Executive standards as and when required, most Showmen indicated that 0.5 – 1 acre would be an ideal yard size requirement per household, but acknowledged that the larger allocation would be better in terms of space for living, equipment and household growth. Showmen respondents commented that work on equipment was often undertaken whilst on the road, due to lack of space at their residential yard.

- 3.50 Respondents highlighted that vehicles were almost touching in some cases due to the levels of overcrowding. One respondent commented that:

*'I have this living trailer for me, my wife and the twins here, the smaller living trailer for my son as he's getting a bit older now and four pieces of equipment. If you laid them out with the required distance for working between each one and include a van, you're getting on for over 0.5 acre. At the moment I can't work on my rides, I do it in lay-bys as at home you can't walk between rides, it's that crowded'.*

Another that:

*'Half an acre would be alright, yeah, it would be more than we have now. One family moved on the yard last week, as they had nowhere to go and we all moved up, you can't walk between trailers on our yard now, I can make a cup of tea in my neighbours kitchen I'm that close!'*

- 3.51 Understandably respondents were reluctant to divulge issues of overcrowding due to concerns over fire regulations and health and safety standards. The fear of eviction and homelessness, given the lack of suitable alternatives and available yards, means that poor living conditions are accepted and go unreported.
- 3.52 It is fair to assume that the chronic overcrowding at yards in neighbouring authorities is exacerbated by the lack of provision for Showmen within North Yorkshire, where accommodation is limited. In terms of overcrowding and living standards, the findings of the West Yorkshire Gypsy and Traveller Assessment (CRESR, May 2008) states that *'the Showpeople of West Yorkshire are living in the worst and most overcrowded conditions we have witnessed. This is not a statement to be taken lightly given some of the marginal locations and sub-standard conditions of many sites [sic] up and down the country... it is clear from the briefest of visits to the Showpeople yards in the sub-region that accommodation needs are particularly acute'.*
- 3.53 Showmen were asked to expand on issues regarding overcrowding and current living standards. Many told of dire living conditions in terms of space standards, however more alarmingly, one respondent highlighted a lack of basic amenities such as electric, water and waste disposal.
- 'You can visit a site [sic] where they are living in a third world country, you wouldn't believe it was England in 2009. Families are living on top of one another and don't have separate water supply, they have to fill buckets with water to drink and wash. There's nowhere to take your rubbish and you can't take it to the local waste disposal because they class vans as commercial disposal and not domestic. I had to run my electricity supply over three hundred yards extended lead on a 16 amp plug and that's to work with while I maintain my equipment, run a fridge for the food stall, the thing would trip if I put a kettle on and I've three kids to keep'.*
- 'When you have some of the European Showmen coming over to do fairs, say a Christmas fair, they can't believe how we live'.*
- 3.54 This is not to dismiss the issue as one restricted to West and South Yorkshire, as survey respondents clearly stated, these yards are overcrowded due to lack of provision elsewhere. When asked if families residing in these locations would

consider a move into North Yorkshire, were accommodation available, responses were positive, with some, though not all, expressing an interest in moving closer to their work in North Yorkshire.

- 3.55 The acute level of overcrowding is commonplace on many yards and has significant social implications for the Showmen community in terms of not knowing where they may be living after a fair. Respondents commented that if a yard was left there was no chance of returning to it. This has a considerable economic impact on the Showmen, with respondents having to commute significant distances both during and between fairs, (most commonly between fairs in North Yorkshire and home bases in West Yorkshire), which negatively impacts upon their livelihoods (see example Showman's travel pattern).
- 3.56 Limited space on yards to store equipment was also frequently identified as a problem, with the inability to securely store equipment being mentioned as an issue at one Council owned yard. In this instance additional storage space had been found at an alternative yard in the area. This has led to problems with vandalism of the unsupervised equipment, which costs the Showmen time and money to repair, as well as limiting income generation. There is a strong consensus of opinion that, as Circular 04/2007 states, Showmen *'find the principle of site-splitting [sic] unacceptable'* (paragraph 4).
- 3.57 Overall the situation in respect of over crowding reflects issues identified within Circular 04/2007:

*'In recent years many showpeople have had to leave traditional sites [sic] which have been displaced by other forms of development. Some showpeople have had considerable difficulty in obtaining planning permission for alternative sites [sic]. This has led to overcrowding on some yards, and caused some showpeople to leave their home areas in attempts to find yards elsewhere' (paragraph 5).*

### Pulling places

- 3.58 The lack of secure places to pull in North Yorkshire was persistently highlighted as an issue by all Showmen interviewed, with many giving examples of sleeping at truck stops and in lay bys; something felt to be both unsafe and inappropriate, especially when travelling with families with children. Similarly, Showmen are frequently forced to park their equipment in lay bys between fairs to enable them to commute home due to a lack of places to pull. Not only is this an inappropriate use of lay bys, but it risks damage to the equipment from vandals, which impacts adversely upon the Showmen's livelihood.

### Summary of key points

- 3.59 The majority of Showmen interviewed felt that there was a lack of provision for Showmen across North Yorkshire, both in terms of permanent yards and temporary place to pull. Many Showmen living on private and overcrowded yards in West Yorkshire conducted a significant proportion of their business at fairs across North Yorkshire, and would therefore frequently seek accommodation in North Yorkshire. Many cited previous experience of failed planning applications in North Yorkshire, feeling that their case had not been 'sympathetically heard' in planning terms.

3.60 The current low levels of provision for Showmen within North Yorkshire do not equate to a lack of need; in fact, low levels of provision are more likely to indicate displacement of need to other areas. In the case of North Yorkshire, adjacent areas (in particular West Yorkshire), are experiencing significant overcrowding. Yards within Tees Valley also have limited capacity, again indicating a high level of demand.

*'Current provision for Travelling Showpeople does not appear to be evenly spread [across the Region] and is concentrated in parts of West and South Yorkshire. This underlies the pattern of requirements and, in the case of Doncaster, risks significantly compounding provision in a small number of areas.'*<sup>2</sup>

3.61 The historically low level of provision for Showmen in North Yorkshire means that the North Yorkshire GTAA could in fact underestimate the need for Showmen.

3.62 What is certain is that the general shortage of provision in North Yorkshire has a significant impact on the economic livelihood of Showmen, who face long commutes between their home yard and their place of work. With increasing fuel costs many Showmen felt that the lack of both permanent and temporary places to pull across North Yorkshire was detrimental both to the environment through increased fuel consumption, and the economy, reducing their income and their ability to provide for their families.

## Aspirations and ideal yard requirements

3.63 All of the Showmen interviewed expressed a desire to own their own plot and have some security of tenure. This type of accommodation was felt to be particularly important in enabling families to provide safe and secure homes for their older and younger members, with retired Showmen and children generally remaining permanently on the yard.

3.64 Respondents felt that an ideal yard would comprise a multi-use yard with good transport links and accessibility to major road networks, featuring space for between six to ten families with living quarters and equipment, a permanent cabin area for retired Showmen, separate and secure play areas for children, a pull-in area for temporary stop offs between fairs, and conifer boundary to mitigate visual impact.

3.65 In terms of household growth and sustainability, a plot with the capacity to one acre would be the ideal situation. However, given the current circumstances within which most Showmen find themselves living, most respondents were pragmatic about what they may be able to secure.

3.66 When discussing their 'ideal' yard Showmen indicated that the following were all important considerations (though not necessarily in priority order):

- Water facilities and drainage.

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<sup>2</sup> 'Overview of Gypsy and Traveller Area Assessments – Yorkshire and the Humber Region', Philip Brown and Pat Niner, March 2009

- Electricity supply.
- Hard standing.
- Yard size - allow for a minimum of 0.5 to 1 acre per yard which can comprise space for equipment and multiple residential accommodation plots; in terms of longer term sustainability and allowing for household growth, a preference was indicated for larger yard sizes where possible.
- Secure gates.
- Well defined spaces, and clear responsibilities for managing and maintaining them.
- .Separate grassed area/play space for children.
- On-yard secure and separate storage for equipment.
- Good yard management.
- Small number of households. (It was felt that the optimum number of households per yard is six to ten; there should be no more than twelve families on one yard).
- Facilities to pull in (a multi-use yard).
- Accessible, with good links to the road network.

3.67 Example yards considered to provide a high standard of accommodation include:

- Bomarsund, Bedlington (Showman's Guild owned and managed yard);
- Road Acres, Stainforth, Doncaster, South Yorkshire (privately owned and managed yard);
- Hooper Lane, Norwich, (yard owned and managed by the Showmen's Guild, with successful retrospective planning permission);
- Selston, Nottingham;
- Littleworth, Nottingham; and
- Fairfields, Middlesbrough, TS3. (Showman's Guild owned and managed yard). Yard in sustainable urban location, characterised by residential and light industrial mix, within ten minutes walk of Middlesbrough town centre and on main bus transport routes. Showmen community well-integrated with local settled community having owned yard for 60 years ago and incumbent on present yard for in excess of 90 years. Showmen integral part of local community having representatives on local police crime prevention and schools boards. Communication and education programmes raising awareness between Showmen and settled communities regarded as key to next stage approach for better integration and accommodation provision.



## Case study: Example Showmen's yard – Hooper Lane, Norwich



Source: Google maps, used on recommendation of Hooper Lane resident Showmen.

During the interview process representatives of the Yorkshire and Northern Showmen's Guild were requested to identify exemplary Showmen sites, upon which recommendations for the North Yorkshire Housing Partnership could be based. Hooper Lane Norwich has long been acknowledged by the Showmen's Guild as one of the best yards in the country, in terms of living standards, management, maintenance and perhaps more importantly, successful integration with the wider resident population. The yard details below were helpfully provided by a long term resident Showmen of Hooper Lane.

Showmen have been resident on Hooper Lane, Norwich for the last 50 years and the development of the yard has been piecemeal and predominantly undertaken by the Showmen on site, resulting in an exemplary yard of which the Showmen's Guild are proud. The yard is in the ownership of the Showmen's Guild.

The yard was first occupied speculatively 50 years ago, on disused land, adjacent to a race stadium and pig farm. The yard is in close proximity to the amenities of Norwich city centre. The surrounding land adjacent to the yard has subsequently been developed into conventional housing estates. The yard now occupies an integral part of the suburban area, to the north east of Norwich city centre.

In recent years, in response to increased development of the site and adjacent land, retrospective planning was requested and subsequently granted by the local authority. This approach is not widely accepted as best practice by Showmen, unlike other groups in the travelling population. However, given the poor success rate in securing planning permissions for new yards, this approach is reluctantly regarded as an option, as highlighted below.

Hooper Lane is a multi-use site comprising permanent chalet units for retired Showmen, upwards of 80 plots, temporary pull-on and pull-off area for non-resident Showmen to use between fairs, a clubhouse and separate play area for the children.

In accordance with regulation and fire safety standards, plots are designated as 40ft by 10ft for the living trailer, with a 15ft fire break between plots. The plots have been developed in rows of five and there is an agreement for uniform parking of vans and equipment between plots, upon which Showmen are able to pull for the winter, work and maintain.

Each plot has an individual water, electricity and waste supply, with phone lines included on site. In response to the request by the local authority for submission of a planning application in more recent years, the Showmen undertook the installation of asphalt roads throughout the site, conifer visual screening and development of a clubhouse. The clubhouse is fully licensed and run on a voluntary rota basis between the residents. The clubhouse serves as a community hub for the resident Showmen and venue for Showmen AGM's utilised by Showmen from across the UK.

A separate play area adjacent to the clubhouse has been installed for the children with requisite play equipment. The Showmen concurred with the findings of the Yorkshire Showmen in that a preferable minimum area for living quarters and equipment to store and maintain would be 0.5 of an acre.

When initially developed the plots were sold on a 25 year lease basis.

## Obstacles to obtaining new sites

The Showmen in question has two children and is keen to acquire land to accommodate household growth. The Showman highlighted his experience of the planning process in attempting to obtain planning permission to develop a small yard. His experience to date reflects the experience of the Showmen interviewed across North Yorkshire.

The Showman identified a potential site in Peterborough, a previously developed commercial site, having accommodated large commercial vehicles, with hard standing, electricity, sewerage and water supply and ready screened with large conifer trees. The site is disused and had remained in this condition for a number of years. However, initial enquiries to the local authority to propose the intended use were met with an unconditional refusal.

This example illustrates the difficulties experienced through the planning process by Showmen, and the precarious route of purchasing land with the likelihood of being refused permission. All Showmen interviewed acknowledged the preferred route of acquiring planning permission, rather than occupying a site speculatively and applying for permission at a later date. This distinction was emphasised by all Showmen interviewed, in comparison to other members of the wider travelling community.

The role of NIMBY-ism has been identified as one of the main obstacles to obtaining planning permission through the appropriate process. The Showman interviewed commented that:

*'The hardest thing is to get a place, once you are on somewhere and have been there a few years, locals get used to you being there and in some cases think you have been there all along. You are part of the community and no-one has a problem'.*

By way of example, the Showman recalled a site purchased by his father to the rear of two houses, previously used to store vehicles. Within one month the site was supplied with electricity and water, subsequently planted with perimeter conifers. Due to turnover of local residents, the presence of the small site and incumbents is taken for granted as an integral part of the community. Furthermore, due to lifestyle changes, a recent planning application to develop a permanent bungalow for the retirees and correspondingly retain just two of the three trailers has been approved.

## Case study: Example Showmen's yard – Bomarsund, Bedlington, Northumberland



Source: Google maps, used in consultation with Hambleton District Council.

### Site History & Location

The site was previously a pit heap in the village of Bomarsund, Northumberland and was developed by the Showmens Guild in 1987. The site was initially leased from the Local Authority to the Showmens Guild up until 1991 when the Guild then purchased the site. The access to the site is good, with direct access from the A1147 leading down a lane to the site. There are various terraced properties adjacent to the road to the south east of the Showmens site with all land surrounding the site comprising a combination of greenbelt and agricultural land. The site is in close proximity to shops and amenities of nearby Stakeford.

### Site Design and Layout

Bomarsund is approximately a two acre, multi-use site comprising 22 plots or positions for caravans, space for temporary pull-on for Showmen and an area for storage and maintenance to equipment. The storage area is situated in the north of the site occupying a space approximately 0.5 acre in size. This area is separated by the road to the living space. This space is of paramount importance to the Showmen permitting maintenance of their equipment on site, providing adequate security and access to the equipment at all times.

The perimeter of the site is well screened with mature trees and shrubbery. Recently, a perimeter fence has been erected simply to mark the border between the site and all adjacent land. A tarmac road provides access to each individual living plot however the surface to the remainder of the site is loose gravel and stones. As expected during the summer months and during other peak travelling periods such as Easter & Bonfire fairs, there are vacant positions on Bomarsund. However this does provide temporary or emergency stopping places for other members of the Showmens Guild, whom are not normally residents of the site. These Showmen are welcomed by the residents and any assistance given where necessary.

### Site Management

The site is owned and managed by the Northern Section of the Showmens Guild. There is a 'groundsman' living on site who has responsibility for taking rents, managing plots and arranging any maintenance to the site. Each plot has its own electricity meter which is paid directly to the Guild through the groundsman.

### Site Occupants

There is a mix of semi-permanent and permanent caravans on site along with temporary residents occasionally. The general level of satisfaction amongst residents about the site is excellent. One resident commented *'we love it on here, it's lovely and quiet. When we first moved on here, the local people wanted the site screened with huge trees and fencing. Soon after getting to know us and seeing the lights and decorations we put up at Christmas time, they were complaining that the trees were too high and they couldn't see them. Now the local people walk down the lane to talk to us and want to talk to us like we had been here forever'*. The management of the site, level of rent paid and other charges including electricity and water worked very well for each resident consulted. When consulted as to less satisfactory elements of the site, the only two issues were the surface and size of the living plots. Ideally, the plots could be slightly larger and tarmac surfaces applied with the road on access to the site.

Notably when the site was first developed, the Local Authority planners required a shower and amenity block on site. The block was very rarely used and now is not used at all. It is described as a 'dead-load' on the site and a waste of money and space.

Overall the site works well for everybody including the Showmens Guild, the occupants and the local settled community. A local resident of nearby in Thornley Terrace commented that they were dubious of the site when it was first developed, however now the relationship between the Showmen and the local community was like any other relationship between neighbours and the level of integration was excellent.

## Case study: Example Showmen's yard – Stainforth, Doncaster



*Source: Google maps, used in consultation with Hambleton District Council.*

### Site history & Location

The site is located at Stainforth, Doncaster, DN7 5HS, South Yorkshire just off Station Rd running through Stainforth, the access being excellent for Showmens vehicles. The site was initially purchased and developed by one individual Showman, with the idea of selling individual yards to others. The first person to purchase a yard from the Showman that developed the yards did so in 1997. Now every yard on the development is sold and is occupied by Showmen. The land was previously wasteland and was purchased from a private land owner.

All major roads are in close proximity to the site including M18, A1(M), M62 and M1 regularly utilised by the Showmen. There are a combination of shops, commercial, industrial and leisure premises surrounding the site and in close proximity to residential estates and terraces. The Sheffield - Hull rail line runs directly adjacent to the southern perimeter of the site. There is a history of Showmens yards and winter quarters in the village of Stainforth which has been instrumental to the successful integration of the Showmen community to the local settled community. A number of smaller Showmens yards are still present in Stainforth along with other planning applications currently in the planning process. Some adjacent yards have permanent dwellings in bricks and mortar as well as permanent chalets.

### Site Design & Layout

There are seventeen individually owned Showmens yards on the development. The yards vary in size, but the most common size of each yard is 0.75 acre. The largest of the yard is situated at the most South-West corner of the development which is double the size of the others. This does however accommodate Showmen requiring temporary or emergency stopping places as and when required.

Each yard has space for caravans, chalets wagons (large living trailers) as well as adequate storage and maintenance space for equipment. Each individual yard has the benefit of being completely fenced off and gates allowing access to the tarmac road running the full length of the development. The surface of each yard varies from tarmac to gravel and loose stones. Perimeter fencing and mature trees provide adequate screening to the full development.

#### Site Occupants

The occupants of the development comment that they benefit from owning their own yard every day. They do not have the worry of leaving their site in order to travel to fairs, then not having anywhere to pull on their return, particularly during busy periods. This is a common problem in other areas of the region. They also have the flexibility to depart and return to their own yards with any equipment, knowing there will be space for anything they bring. It also gives the benefit of offering temporary accommodation to friends or members of their extended families as and when required.

There is a mix of chalets and living wagons on the yards illustrating the changing lifestyles and travelling patterns amongst Showmen, particularly those with their own permanent base. Each yard is serviced by its own utilities meters and they are housed in an external building, where all have access whenever necessary. Notably their children now had the benefit of full-time education and were able to access their registered GPs and dentists whenever necessary. The only aspect that any of the Showmen would change would be the width of the access road. All who commented on this stated that it could have done with being a little bit wider, but they also commented how lucky they were compared to the majority of other Showmen, to have their own yards and them being to this standard.

There was a feeling of a close community and more Travellers were willing to comment how well the site generally worked and high level of satisfaction. The general feeling was that the relationship the Showmen had with their Local Authority was exemplary. The Local Authorities were more open and helpful than other councils in the region and they also had a better understanding of Showmens needs and requirements, for this the Showmen were extremely grateful.

The local settled community were also involved with the Showmen. Neighbouring properties and businesses regularly work with the Showmen both on the yards and on their own premises. Recently after suffering flood damage and having no electricity, one settled member of the community sought refuge with one of the Showmen and then was loaned a generator until the electricity to his property was restored. Another local businessman living adjacent to the site was involved with fencing and groundworks to some of the yards, illustrating how effective relationships are forged through successful integration into the wider community. There is also the economic value these yards provide to consider, to both the Local Authority in the form of taxes and rates, but to local tradesmen and businesses with custom from the Showmen.

## Summary

Although the case studies above vary in terms of tenure, location and layout, the common feature between them is the effectiveness in meeting need. Both sites work well for the occupants or owners, the local community and also the Local Authorities. The level of integration is good and no problems exist between the Showmen and the local settled community. The perimeters of the sites are both well screened, not with obtrusive fencing but with mature trees and shrubbery providing privacy to and from the sites. There are small changes that tenants and owners would make to each site but the layout and design again works well in all cases.

Access is extremely important considering the size of Showmen vehicles and the dates and times access is required to sites, all sites benefit from good access roads. The location is also key to a successful site. Both the Doncaster and Northumberland sites are in close proximity to local shops, businesses and services of nearby villages and towns but not being right in the middle of a residential development. Children on the sites benefit from full-time permanent education with support from their local Traveller education Service whenever necessary.

Local councillors and Authorities serving the areas the sites are located in, have a good level of understanding of Showmen's lives and cultures along with their needs and requirements. Some Showmen from the Guild offices (Northern & Yorkshire Sections) are involved in identifying sites and working with Local Authorities on issues relating to sites and yards and other provision.

- 3.68 Despite the poor attitudes towards current living conditions all Showmen interviewed expressed a desire to move to another long-stay residential yard. This would ideally be a privately-owned yard, or one owned by the Guild, to provide security of tenure and a settled base for the children's education and for retired Showmen to remain permanently on the yard.
- 3.69 All Showmen commented that they would require yards that had the capacity to be semi-light industrial, close to amenities and not 'in the middle of nowhere'. Brownfield yards would be acceptable, though clearance and remediation costs could render a yard financially unviable to Showmen.
- 3.70 Showmen appreciated that their lifestyle patterns may not be entirely compatible with those of the settled community. An ideal location would therefore be on the edge of an existing settlement, close to amenities but where sound and visual mitigation could be incorporated to reduce impact of certain aspects of their lifestyle, such as equipment maintenance:
- 'We may be coming back from fairs with our trailers and gear at all hours of the night and we need to work on our equipment so need semi-light industrial yards. I realise that people on housing estates won't want that right next door to them, I wouldn't, but we don't want to be in the middle of nowhere.'*
- 3.71 All Showmen commented that they would need little if no help from local authorities in terms of providing on yard amenities, preferring to buy and develop a yard themselves. Showmen will often come together to purchase a yard, with one Showman nominated to 'front' negotiations in respect of the planning application. In this scenario each Showman retains ownership of their individual plot.

- 3.72 Some Showmen highlighted that the issue of security of tenure is the main reason for wanting to acquire yards themselves, noting that even local authority yards are sold or subject to cost cutting measures. One respondent commented that, ‘*One local authority site [sic] had the toilet block closed to save money*’.

### Summary of key points

- 3.73 The vast majority of Showmen aspire to own their own yard, and have a comprehensive understanding as to what constitutes an ideal yard. Although there are a number of key components, the main priorities are felt to be:
- The size of the yard, which must allow for secure on-yard storage and maintenance of equipment. Furthermore consideration must be given to longer term sustainability with yards allowing for household growth; and
  - Yard location, which must be in sustainable, accessible locations, preferably as urban extension sites. Consideration must be given for the need for yards to be on public transport routes, in close proximity to local infrastructure such as doctors, schools and shops. Access is required to major road networks within reasonable commuting distance to fairs.
- 3.74 There are a number of yards that are considered to be models of good practice, and these can provide a benchmark for new provision within North Yorkshire.

### Travel Patterns

- 3.75 The travel patterns of individual Showmen vary greatly from Showman to Showman; they are dictated by attendance at fairs, the right of attendance at which has usually been passed down through the generations. A Showman will have a list of ‘main’ fairs around which they will build their diary of commitments for that year. Many fairs take place at the same time of year, although the exact dates of some fairs can change. In addition, other fairs are held at the discretion of the lessee and the time of year that they are held can vary from year to year.
- 3.76 Given this, each year Showmen will plan their annual calendar of commitments, seeking to prioritise their ‘main’ fairs, (their ‘A list’ of fairs as it were). Once these dates are committed within their calendar, attendance at other fairs (a ‘B list’ of fairs) will be considered to fit in around A list commitments, the aim being to move continuously from one fair to another, as far as possible, throughout the course of the season. The case study set out below illustrates the ‘travel pattern’ of a typical Showman during a typical year. Whilst the case study is a helpful illustration of a typical Showman’s travel pattern, it needs to be remembered that the travel pattern will change from year to year as fair dates change. It is also important to remember that one Showman’s B list is another’s A list and vice versa!



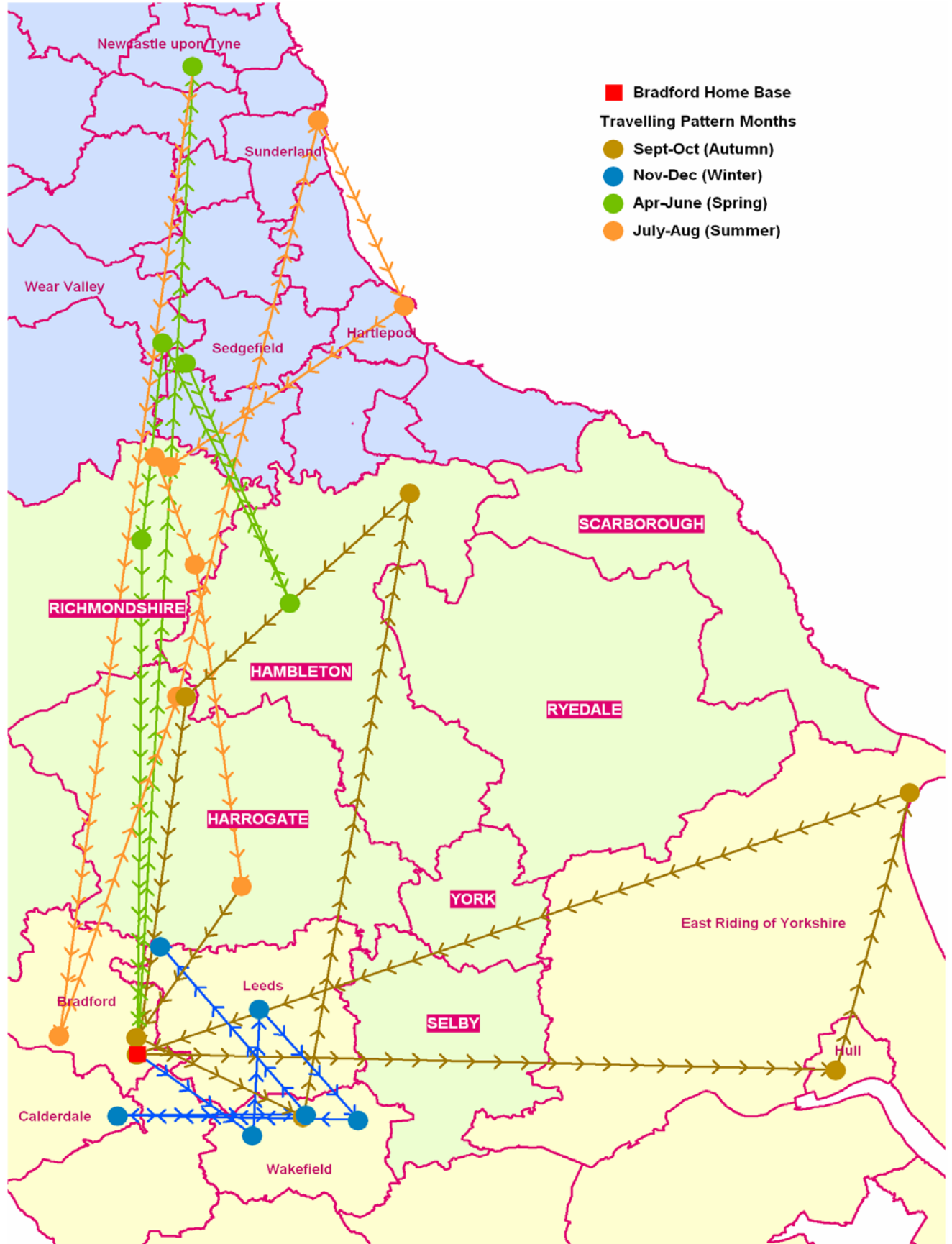
## Case Study: Example Showman's Travel Pattern 2008

This case study is based on a Showman currently renting a plot in West Yorkshire but who has been actively seeking a plot in North Yorkshire for many years. His area of travel ranges from Newcastle to West Yorkshire, with a significant proportion (over a third) of his work taking place in North Yorkshire. This travel pattern is based on the year 2008, and, whilst it represents a typical travel pattern, it is not one that is rigorously followed year on year, for the reasons already stated. Due to family commitments at his home base in West Yorkshire, this Showman commutes home regularly both between and during fairs to look after children, support his wife who works locally, and pick up and drop off equipment.

Dates	Location
Two weeks in April, up to 26 <sup>th</sup>	Shildon, County Durham
27 <sup>th</sup> April – 5 <sup>th</sup> May	Northallerton
9 <sup>th</sup> May – 17 <sup>th</sup> May	Bishop Aukland
18 <sup>th</sup> – 29 <sup>th</sup> May	Richmond
30 <sup>th</sup> May – 7 <sup>th</sup> June	Back to Bradford
8 <sup>th</sup> – 14 <sup>th</sup> June	Bradford
20 <sup>th</sup> – 28 <sup>th</sup> June	The Hoppings, Newcastle
29 <sup>th</sup> June – 5 <sup>th</sup> July	Denholme Gala, Bradford
16 <sup>th</sup> – 20 <sup>th</sup> July	Masham Steam Rally
21 <sup>st</sup> – 27 <sup>th</sup> July	Sunderland Air Show
28 <sup>th</sup> July – 9 <sup>th</sup> August	Hartlepool Carnival
10 <sup>th</sup> – 13 <sup>th</sup> August	Aldbrough St John
14 <sup>th</sup> – 17 <sup>th</sup> August	Eppleby
17 <sup>th</sup> – 20 <sup>th</sup> August	Scorton
20 <sup>th</sup> – 30 <sup>th</sup> August	Harrogate
31 <sup>st</sup> August – 7 <sup>th</sup> September	Peel Park, Bradford
8 <sup>th</sup> – 15 <sup>th</sup> September	Normanton Gala
16 <sup>th</sup> – 24 <sup>th</sup> September	Stokesley

24 <sup>th</sup> – 28 <sup>th</sup> September	Masham Sheep Fair
29 <sup>th</sup> September – 5 <sup>th</sup> October	Bradford – week off
5 <sup>th</sup> – 19 <sup>th</sup> October	Hull Fair
19 <sup>th</sup> – 26 <sup>th</sup> October	Bridlington
27 <sup>th</sup> October	Return to Bradford
1 <sup>st</sup> November	Wakefield Clarence Park Bonfire
5 <sup>th</sup> November	Leeds Bonfire
8 <sup>th</sup> November	Pontefract Bonfire
21 <sup>st</sup> November	Brighouse Christmas Lights
28 <sup>th</sup> November	Normanton Christmas Lights
12 <sup>th</sup> December	Otley Christmas Fair

**Figure 1: Example Showman's Travel Pattern**



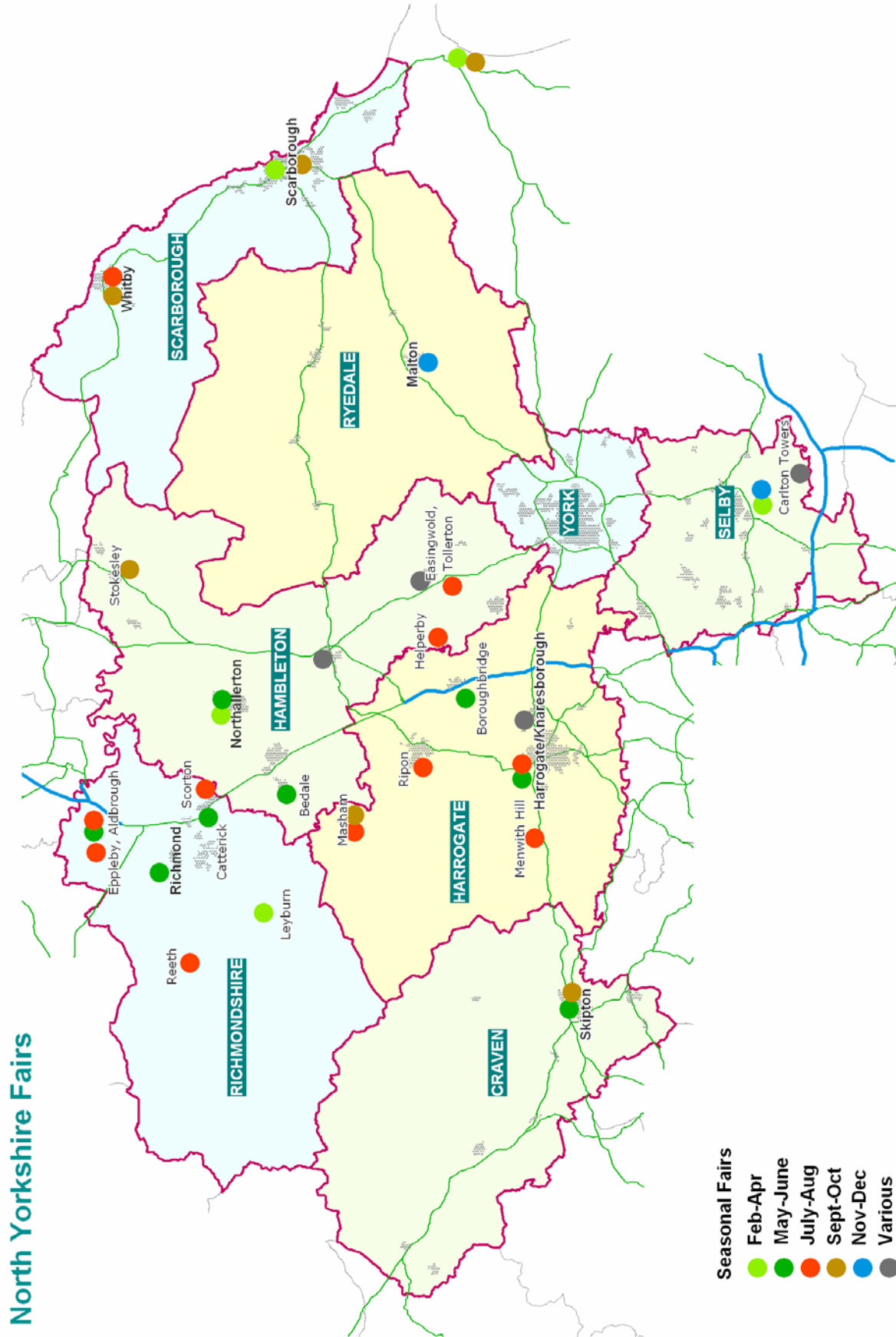
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- 3.77 Traditionally a Showman’s season would start in April and run to October; however, now fairs can operate throughout the year with seasonal fairs on bonfire night, at Christmas, New Year and St Valentine’s Day becoming an important part of a Showman’s year. Again these seasonal fairs can vary from year to year and it is therefore impossible to establish a definitive picture of travel patterns across North Yorkshire. To fully understand the travel patterns of Showmen across North Yorkshire it would be necessary to interview Showmen at each of the sub region’s many fairs, which is clearly not possible.
- 3.78 A useful means of understanding travel patterns within North Yorkshire therefore, is to look at the location and dates of its many fairs. Extensive consultation with the Showmen’s Guild has enabled us to identify a significant number of North Yorkshire fairs, and these are summarised in the table below. However, this is not a comprehensive list and there are many smaller town and village fairs not included within it.

North Yorkshire Fairs	
Location	Time of Year
Scarborough	March
Selby	April
Leyburn	April/May
Northallerton	April/May
Richmond	May (Whit Week)
Harrogate	May (Whit Week)
Boroughbridge	May (Whit Week)
Aldbrough	May
Catterick	May
Bedale	May
Northallerton	May
Skipton	June
Helperby	July
Masham Steam Rally	July
Menwith Hill	July

Tollerton Show	August
Ripon	August
Aldbrough St John	August
Reeth Agricultural Show	August
Scorton	August
Eppleby	August
Whitby	August
Harrogate	August
Masham Sheep Fair	September
Scarborough	September
Stokesley	September
Whitby	October
Skipton	October
Selby	November
Malton	December
Knaresborough	Varies
Easingwold	Varies
Thirsk	Varies, anytime between May and August
Carlton Towers	Varies

Figure 2: Location of known North Yorkshire Fairs



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## Reasons for Travel

- 3.79 Findings from the GTAA confirm that, notwithstanding changes in the fairground industry impacting upon the nature of employment for Showmen (such as falling attendances at fairs, increased regulation, travelling to local fairs, children in permanent education and diversification outside of the industry) long established travelling patterns throughout the Region persist.
- 3.80 The vast majority of Showmen travel (89.5%), and unlike other Travelling communities, there is a distinct economic driver behind the travelling patterns of Showmen, who travel primarily to earn a living (Table 3.14). A combined 93.4% of respondents identified economic reasons for travel, namely work and fairgrounds.

**Table 3.14: Do you travel? (%)**

	Resident	Tourer	Total
Yes	82.4	92.5	89.5
No	17.6	7.5	10.5
Total	100.0	100.0	100.0

**Table 3.15: Reason for travel (%)**

Reasons	Number	%
Work	191	66.8
Fair Ground	76	26.6
Regatta	1	0.3
Showman activities	8	2.8
Open	5	1.7
Going out	1	0.3
Help out	1	0.3
Market	1	0.3
Stray	1	0.3
To be with Family	1	0.3
<b>Total</b>	<b>286</b>	<b>100</b>

- 3.81 It is worth noting that in terms of Gross Value Added (GVA) to the economy, fairs and amusement park activities yielded £19,764,000 across the North East (£4,943,000) and Yorkshire and Humberside (£14,821,000) during 2007.<sup>3</sup>
- 3.82 As highlighted in the case study looking at an example Showman's travel pattern, Showmen cover significant distances and make a large number of trips between their home base and the fairs that they attend; with many travelling

<sup>3</sup> ONS Regional Annual Business Inquiry data 2007

within and through North Yorkshire for a significant proportion of the year. In this regard the majority of Showmen are on the road for between six and ten months of the year (Table 3.16). Our fieldwork interviews support this finding, and that during short breaks between fairs Showmen, in most cases, have to find a temporary place to pull, or commute back to a home base outside North Yorkshire only to come back again for the next fair.

**Table 3.16: Travelling duration (%)**

	Resident	Tourer	Total
No more than thirteen days	0.0	2.6	1.9
2 to 4 weeks (or one month)	0.0	7.7	5.6
5 to 8 weeks (or 2 months)	6.7	2.6	3.7
9 to 12 weeks (or 3 months)	13.3	10.3	11.1
13 to 26 weeks (or 6 months)	26.7	17.9	20.4
Over 6 months but less than 10 months	40.0	33.3	35.2
Over 10 months but less than 12 months	13.3	23.1	20.4
All year	0.0	2.6	1.9
Total	100.0	100.0	100.0

- 3.83 Table 3.17 illustrates the location of those fairs to which Showmen travel, both within and outside North Yorkshire. This indicates that a significant proportion of all travel (41%) was to fairs within the sub region. This is consistent with findings from the fieldwork interviews (see example Showman’s travel pattern). 89.1% of travel is within the Region for economic reasons.



**Table 3.17: Location of travel**

Locations	Number	Total %	NY %
Craven	15	4.8	11.7
Hambleton	20	6.4	15.6
Harrogate	21	6.7	16.4
Richmond	8	2.6	6.3
Ryedale	17	5.4	13.3
Scarborough	20	6.4	15.6
Selby	13	4.2	10.2
York	14	4.5	10.9
<b>Inside NY Sub-total</b>	<b>128</b>	<b>41.0</b>	<b>100.0</b>
<i>Outside North Yorkshire &gt;&gt;</i>			
Hull	26	8.3	14.1
Newcastle	15	4.8	8.2
Bradford	12	3.8	6.5
Leeds	12	3.8	6.5
Nottingham	11	3.5	6.0
Wakefield	10	3.2	5.4
Northumberland	8	2.6	4.3
Doncaster	7	2.2	3.8
Elsewhere	83	26.6	45.1
<b>Outside NY Sub-total</b>	<b>184</b>	<b>59.0</b>	<b>100.0</b>
<b>Total</b>	<b>312</b>	<b>100.0</b>	

3.84 Table 3.18 illustrates travelling patterns in terms of length of stay in the various locations, the majority of Showmen remaining within a location merely for the duration of the fair. As a result of increased legislation many fair sites now impose restrictions on access to sites prior to a fair opening and the period after which Showmen must clear a site. A total 51.4% of respondents commented that they remain in a given location for between one to two weeks, 26.4% for under one week, reflecting the work related pattern of travel.

**Table 3.18: Length of stay**

	Number	%
1 Week	78	26.4
1-2 Weeks	152	51.4
3 Weeks	16	5.4
1 Month	26	8.8
1-2 Months	24	8.1
<b>Total</b>	<b>296</b>	<b>100.0</b>

- 3.85 As emphasised through subsequent interviews with Showmen, there are a number of issues that arise from the travelling lifestyle in light of increased legislation regarding permitted period of stay on fair sites, length of commuting distance, and the acute lack of pulling places between fairs in North Yorkshire. As Table 3.19 illustrates, this lack of stop-off places, and absence of basic amenities, represent the main issues for Showmen on the road sub regionally. Over half of respondents cite harassment as a major problem, stemming from a lack of designated places to stay temporarily.

**Table 3.19: Travelling problems (%)**

	Resident	Tourer	Total
No places to stop over	76.9	67.7	70.5
Closing of traditional stopping places	84.6	51.6	61.4
Abuse, harassment or discrimination	53.8	48.4	50.0
Lack of toilet facilities	30.8	35.5	34.1
No water facilities	76.9	61.3	65.9
Problems with rubbish collection	76.9	61.3	65.9
Police behaviour	23.1	22.6	22.7
Enforcement officer behaviour	15.4	9.7	11.4
Behaviour of other travellers	0.0	19.4	13.6
Other:	7.7	19.4	15.9
<b>Base Respondents</b>	<b>13</b>	<b>31</b>	<b>44</b>

(Note: columns add up to more than 100% as Showmen indicated more than one answer)

- 3.86 In this regard Showmen commented that more stop-off points / yards are needed in commutable locations on the major road networks between fairs. See requirements and need for accommodation for more information about stop off provision and preferred locations.

## Summary of key points

- 3.87 The majority of Showmen travel.
- 3.88 Showmen travel in the main for work purposes to earn a living, with over 93% of travel being for economic reasons.
- 3.89 The length of stay is generally limited to under two weeks (78%), reflecting the nature of the Showmen's business.
- 3.90 There are a significant number of fairs within North Yorkshire, which represent a substantial proportion of work undertaken by a great many Showmen (in excess of 40% of annual commitments), living both within and outside North Yorkshire.
- 3.91 The lack of temporary places to pull between fairs within North Yorkshire represents a significant problem for Showmen working within the County.

## Requirements, Need for and Location of Accommodation

- 3.92 The GTAA identified a significant amount of information relating to the accommodation requirements of Showmen within North Yorkshire. The findings provide information on the following issues:
  - Tenure preference/yard management;
  - Provision of accommodation:
    - Permanent; and
    - Temporary stopping off places.
  - Future need for accommodation.

### Tenure preference and yard management

- 3.93 There is an overwhelming aspiration expressed by Showmen to acquire a permanent home base from which to commute to fairs and permit spouses and children to have the choice of remaining in one location. Table 3.20 illustrates the predominance of Showmen wishing to own land for a permanent home base

**Table 3.20: Tenure (%)**

	Resident	Tourer	Total
Rent plot from Council	0.0	13.2	9.4
Rent plot privately	6.7	15.8	13.2
Own land for trailer or wagon	80.0	65.8	69.8
Other:	13.3	5.3	7.5
Total	100.0	100.0	100.0

- 3.94 In terms of yard management, the GTAA responses mirror the feedback from fieldwork interviews, in that self-owned / managed yards, either individually, in groups or from the Guild, are the most preferable choice. Showmen interviewed were keen to stress that local authority amenity provision is not required in the most part - unlike local authority sites provided for other sections of the travelling population. Showmen are keen to purchase, own and develop their amenities on land for themselves. Table 3.21 illustrates that a total of 91.2% prefer yard management to be directed through themselves or the Guild.

**Table 3.21: Yard management (%)**

Yard Management	Resident	Tourer	Total
Councils	5.6	2.6	3.5
Private (showmen)	33.3	38.5	36.8
Self owned and managed	61.1	51.3	54.4
Other:	0.0	7.7	5.3
Total	100.0	100.0	100.0

### Provision of accommodation

- 3.95 The GTAA sought information from respondents on the need for new permanent yards and temporary stopping places (places to pull). These are now looked at in turn.

#### *New provision*

- 3.96 Respondents to the GTAA were asked about plot shortages for Showmen across North Yorkshire, and identified a mean shortage of 54 plots. This reflects an indicative view of the current unmet need in existence across North Yorkshire. When asked about plot requirements across North Yorkshire, representatives from the Showmen's Guild identified that at least 50 plots were needed within North Yorkshire to meet the backlog of need. Feedback from subsequent interviews with Showmen concurred with the higher figure (50+) as a starting point to alleviate the current acute need.
- 3.97 When respondents to the GTAA were asked about new provision they were asked to rank their areas of preference for locations of new yards. Table 3.22

illustrates the preferred locations for new permanent yards. The local authorities within a central corridor of York, Hambleton, Selby, and Harrogate are highlighted as preferable locations for permanent new provision. With Richmondshire, Craven and Ryedale being seen as less preferable, and Scarborough negligible. When identifying locations for new provision consideration is given to proximity to the road network, (however this plays a marginally lesser role when compared to locations for stop-off points during the fair season, hence the slight disparities between the preferred locations for permanent and temporary provision).

- 3.98 In terms of preferred locations for future permanent provision, these findings are entirely consistent with those from qualitative interviews undertaken with Showmen (see below).

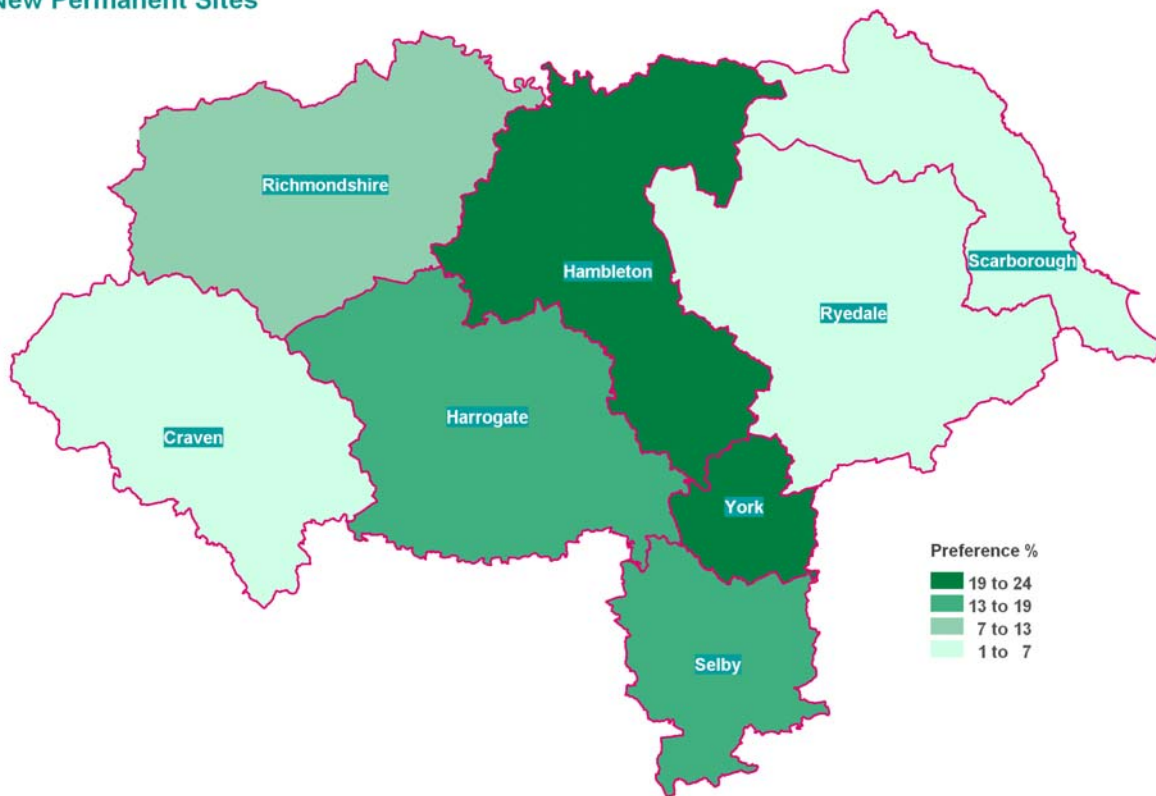
**Table 3.22: New Permanent yards (%)**

New Permanent Yard Locations	1st / 2nd Preferences	%
York	24	23.3
Hambleton	20	19.4
Selby	19	18.4
Harrogate	18	17.5
Richmondshire	10	9.7
Craven	7	6.8
Ryedale	4	3.9
Scarborough	1	1.0
Total	103	100.0

- 3.99 Figure 3 illustrates the preferred distribution of new permanent provision as expressed by Showmen in the GTAA.

**Figure 3: New Permanent Yard Distribution**

**New Permanent Sites**



3.100 Findings from the qualitative interviews placed the emphasis for location of new provision upon the road network – primarily the A1, M1, A19, A59, A64 and M62 network (see Figure 4). Interviews with Showmen identified the need for multi-use yards (see ideal yard requirements), capable of providing both permanent plots and temporary pulling places. In terms of local authority areas, the areas of preference for new permanent yards include all of York and Selby, the south and east of Harrogate, the south of Craven District, most of Hambleton, locations in Richmondshire around Catterick and the A1 and A66, and areas of Ryedale around Malton and Pickering and associated road networks. Amongst the Showmen interviewed Scarborough was felt to be too remote for a permanent base, necessitating long commutes to fairs and events both within and beyond North Yorkshire.

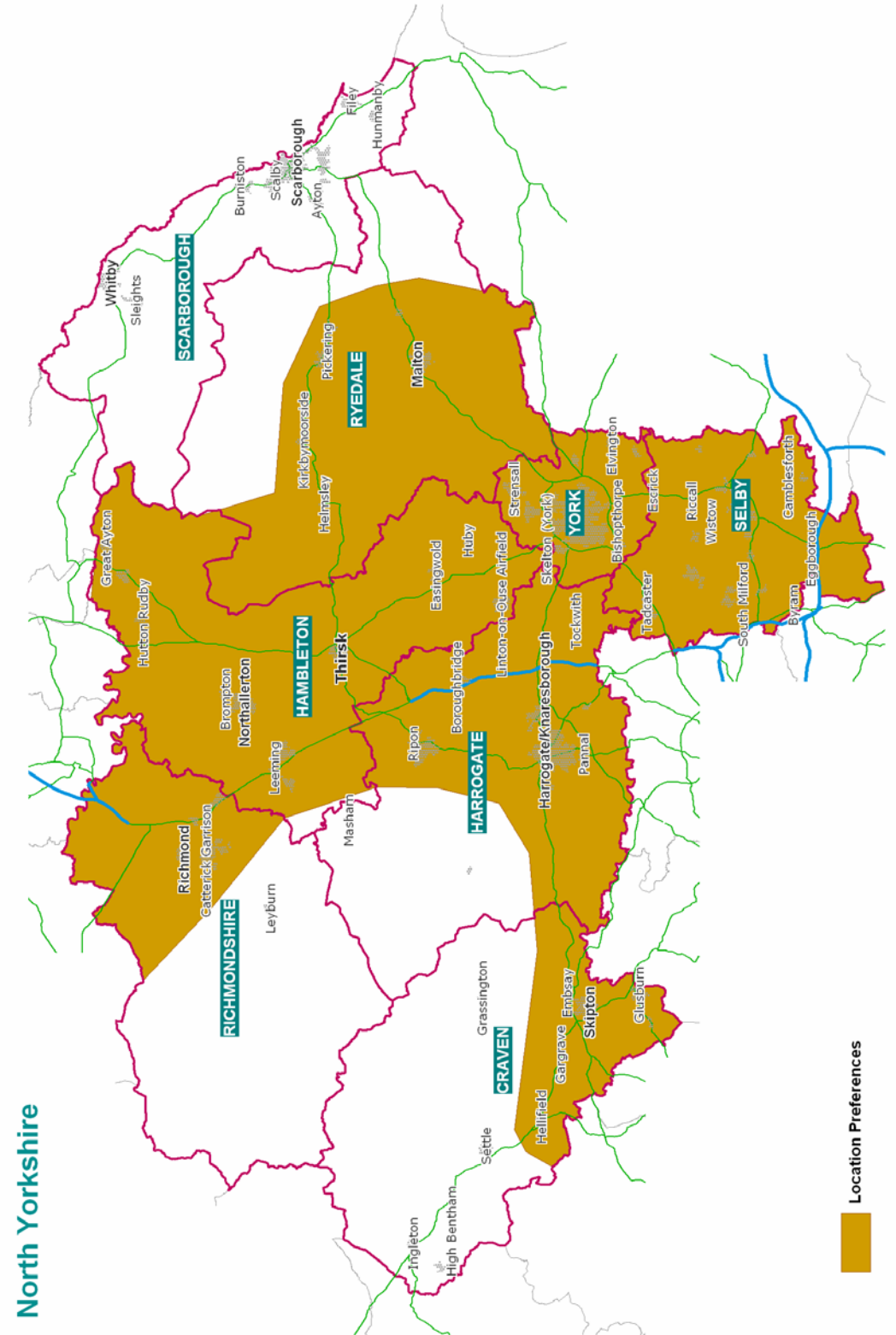
3.101 These findings reinforce views expressed within the GTAA regarding location of new plots (both permanent and temporary). The preference rankings (Table 3.23) provide a potential methodology for distributing new provision across North Yorkshire.

**Table 3.23: Potential Distribution of New Permanent Yards**

New Permanent Yard Locations	% Preferences	No. Plots
York	23.3	13
Hambleton	19.4	11
Selby	18.4	10
Harrogate	17.5	9
Richmondshire	9.7	5
Craven	6.8	4
Ryedale	3.9	2
Scarborough	1.0	0
Total	100.0	54

3.102 That said, the level of need identified, and locational data provided by Showmen lend themselves to a more fluid, sub-regional response to meeting the needs of Showmen. Figure 4 clearly illustrates a defined area of search for appropriate locations for new yard provision. The parameters identified within the ideal yards requirements section provide a guide as to the potential capacity of yards identified to meet need, as well as clearly setting a ceiling in terms of maximum yard size (to accommodate no more than 12 households on one yard).

Figure 4: Areas of preference for new permanent provision



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3.103 Showmen appreciated that aspects of their lifestyle, such as pulling equipment into yards in the early hours of the morning after and before fairs, and working on equipment in light industrial surroundings, may not be compatible with the settled population. However, reflecting our findings from fieldwork interviews, despite acknowledging the need for visual and sound mitigation, Showmen did not want yards to be far from local amenities. Table 3.24 illustrates that a total of 86.2% require yards to be within walking distance of schools, highlighting the importance of settled education for children, and 77.6% for yards in walking distance of shops. The importance of the major road networks for access into yards and onto fairs is shown by 94.8% of total respondents.

**Table 3.24: Services for new yards (%)**

	Resident	Tourer	Total
Within walking distance from schools	55.6	100.0	86.2
Within walking distance of doctors	44.4	77.5	67.2
Within walking distance of pubs	38.9	52.5	48.3
Within walking distance of shops etc.	55.6	87.5	77.6
with easy access to public transport	33.3	72.5	60.3
with access to main roads	94.4	95.0	94.8
Other:	5.6	17.5	13.8
<b>Base: Respondents</b>	<b>18</b>	<b>40</b>	<b>58</b>

### *Stop off provision/places to pull*

3.104 Both the GTAA and subsequent qualitative interviews identified a shortage of stop off provision, or places to pull temporarily between fairs, across North Yorkshire. When asked by the GTAA for their views on where more stop off places were needed, significant numbers of Showmen identified shortfalls in provision across North Yorkshire; with York, Selby, Harrogate and Ryedale identified as significantly lacking in provision in terms of temporary places to pull. All eight North Yorkshire authorities were identified as lacking in temporary pulling places by over half of those questioned.

3.105 The most important elements regarding the location of new temporary places to pull are:

- Proximity to the road network;
- Close to amenities; and
- Capacity for light industrial working on-yard to allow for maintenance and repairs between fairs.

**Table 3.25: Location of stop-off points / yards (%)**

Yards Needed	Resident	Tourer	Total
Leeds	88.9	89.2	89.1
Wakefield	83.3	86.5	85.5
East Riding of Yorkshire	72.2	89.2	83.6
York	72.2	78.4	76.4
Kirklees	66.7	86.5	80.0
Calderdale	66.7	78.4	74.5
Selby	66.7	75.7	72.7
Harrogate	61.1	81.1	74.5
Sheffield	61.1	81.1	74.5
Bradford	61.1	73.0	69.1
Kingston upon Hull	61.1	73.0	69.1
Ryedale	55.6	78.4	70.9
Hambleton	55.6	70.3	65.5
Scarborough	44.4	70.3	61.8
Richmondshire	44.4	59.5	54.5
Craven	27.8	67.6	54.5
Doncaster	27.8	64.9	52.7
Barnsley	27.8	54.1	45.5
Rotherham	11.1	62.2	45.5
North Lincolnshire	11.1	59.5	43.6
North East Lincolnshire	5.6	59.5	41.8
<b>Base: Respondents</b>	<b>18</b>	<b>37</b>	<b>55</b>

3.106 Importantly Table 3.26 represents the ranked preference profile for stop over yards in North Yorkshire. In terms of preferred locations for new temporary provision, Selby and York were identified as the highest priority areas in 45% of cases. Very few Showmen indicated a need for provision in Richmondshire, Ryedale or Scarborough.

**Table 3.26: North Yorkshire yards (stop over) (%)**

NY Yard Locations	1st / 2nd Preferences	%
Selby	24	23.3
York	23	22.3
Harrogate	15	14.6
Craven	12	11.7
Hambleton	12	11.7
Richmondshire	7	6.8
Scarborough	6	5.8
Ryedale	4	3.9
Total	103	100.0

3.107 These locational requirements for temporary place to pull closely mirror those for permanent provision, with the additional prioritisation of Craven for temporary provision.

### Future Need

3.108 In terms of future need as a proxy, of those interviewed, a total 73.1% noted that their children would be following the traditional occupation into the fairground industry (Table 3.27).

**Table 3.27: Career choice (%)**

	Resident	Tourer	Total
Yes	80.0	70.3	73.1
No	20.0	29.7	26.9
Total	100.0	100.0	100.0

3.109 The GTAA also identified the number of emerging or concealed households as an issue. Over 30% of households have members looking to set up a home of their own, this compares to a more usual 20% of households within the settled community. Within these 18 households, there are 30 family members seeking new accommodation, the majority of whom are single people under 60 or childless couples (19 households), although a significant number are couples with children (9 households) – see Tables 3.28, 3.29 and 3.30.

**Table 3.28: Emerging household persons (%)**

	Resident	Tourer	Total
No emerging persons	72.2	68.3	69.5
1 person	5.6	22.0	16.9
2 person	11.1	4.9	6.8
3 person	11.1	4.9	6.8
Total	100.0	100.0	100.0

**Table 3.29: Emerging persons**

	Resident	Tourer	Total
Persons	11	19	30

**Table 3.30: Emerging household type**

Emerging household type	Resident	Tourer	Total	%
Single person (under 60 years)	4	5	9	32.1
Childless Couple (both under 60 years)	4	6	10	35.7
Couple with children (both under 60 years)	2	7	9	32.1
<b>Total Persons</b>	<b>10</b>	<b>18</b>	<b>28</b>	100.0
<b>Base: Households</b>	<b>4</b>	<b>13</b>	<b>17</b>	

(Note valid responses only)

- 3.110 As in-migration to the Showmen community is non-existent, natural household growth represents the main element of future growth. Given the changing lifestyle of Showmen, and the fact that children are moving into other areas of employment, it is difficult to predict with any accuracy future need and demand for Showmen.
- 3.111 Future provision should ideally take account of the historic backlog of unmet need, current concealed households and projected future household growth.
- 3.112 There is a higher level of concealed households within the Showmen community, and consequently a higher level of emerging households than would be anticipated within the settled community.

### Summary of key points

- 3.113 The research clearly identifies an overwhelming preference for ownership of their own plot by Showmen; failing that, renting from the Guild or privately from another Showman are the preferred options.
- 3.114 Through the GTAA, Showmen identified a need for 54 plots across North Yorkshire to meet the backlog of need. This figure was corroborated through subsequent discussions with the Guild and interviews with Showmen working within North Yorkshire.
- 3.115 There are clear preferences demonstrated by Showmen in terms of locations for new provision. Findings from the GTAA are echoed through views expressed by Showmen interviewed as part of the qualitative research, and indicate that York, Selby, Hambleton and Harrogate are priority areas for new provision, with

Richmondshire, Ryedale and Craven less so, and Scarborough not at all, or negligibly so.

- 3.116 New yards should have the capacity to provide temporary pulling places as well as permanent plots, and be accessible to major road networks and local facilities. Guidance on the size and location of new yards is provided (see also Ideal Yard Requirements for more detailed information).
- 3.117 Future need is difficult to quantify, however, guidelines on plot size have been designed to build in capacity to accommodate future household growth (potentially up to one acre per household, that may comprise living plots for extended family and equipment).

## Barriers to Provision and Potential Yards

- 3.118 Both the GTAA and qualitative interviews sought information on perceived barriers to provision. Interviewees were also asked to identify potential yards.

### Barriers to provision

- 3.119 A significant number of barriers to provision were identified by Showmen, these included:
- Land availability;
  - Land value;
  - Misconceptions and prejudice (NIMBYism); and
  - Planning.
- 3.120 Land availability and planning were seen as a critical barriers to provision within North Yorkshire; with Showmen struggling to find locations for yards, only to then find that these were unacceptable in planning terms.
- 3.121 Land value is an inevitable factor in securing provision within North Yorkshire; however, this was not felt to be as problematic as overcoming misconceptions and securing planning permission. Given the advice in Circular 04/2007 there is much that sub regional planning authorities can do to tackle current barriers to provision, both in terms of working with the Showmen's Guild to identify locations for yards, and with local communities to raise awareness of Showmen's needs and dispel misconceptions.
- 3.122 Due to the overriding aspiration to own their own yard, either individually or as a group, Showmen have experience of the planning process, though this is an overwhelmingly negative one. As a number of Showmen commented, the need for '*sympathetic planning*' when considering applications for new yards is imperative. The Showmen claim that pooling resources to acquire land is not a problem and is often the favoured route. However, many feel that the planning process and entrenched views about 'Traveller' groups and associated NIMBY-ism, stigmatises applications for yards.
- 3.123 Findings confirm these views, and there have been considerable objections to yard proposals within North Yorkshire. The sense of injustice felt within the

community is borne out by the response to the most significant proposal for a new residential yard in recent years, at Nun Monkton:

*'We submitted a proposal at Nun Monkton, near the A59 there, yet it was refused. There is only something like 300 people who live in the village but nearer, 1,000 turned up to public meeting and signed a petition against it, it was even brought up in Parliament by the local MP to have it refused, even though there is a big supermarket depot nearby with articulated lorries going in and out, and we got turned down!'*

*'We're second class citizens, not even that, they will find anything to turn it down, anything you can think of, highways, newts, you name it'*

- 3.124 The refused application at Nun Monkton has had a significant impact on the attitudes of Showmen towards obtaining permission for new Yards in North Yorkshire. There is a widespread feeling that the planning process is intrinsically set against them; combined with the stigma and erroneous perception of Traveller groups from the wider population, there is a firm belief amongst Showmen that planning permission in North Yorkshire is impossible to obtain.
- 3.125 Guild members have reviewed the failed application at Nun Monkton, and feel that future applications could stand more chance of success if they were based on a smaller yard area – so permission would be sought for approval of a small area of the yard to provide a limited number of plots. Whilst this approach may prove more successful in practice, it is disappointing to think that opportunities for longer-term and more comprehensive planning of yard development could be lost.
- 3.126 In terms of experience of the planning system, there is widespread despondency, and a view that yards will not be obtained through the planning process, in light of perceived insurmountable opposition from the wider resident population. GTAA survey findings reveal that of those Showmen who have applied for planning permission, 77.3% have been unsuccessful, compared to 22.7% who have had a more positive experience of the process.

**Table 3.31: Application Outcome (%)**

	Resident	Tourer	Total
Permission granted	30.0	16.7	22.7
Permission denied	70.0	83.3	77.3
Total	100.0	100.0	100.0

### Potential new yards

- 3.127 The Showmen interviewed had a flexible and pragmatic attitude towards potential new yards and were willing to look at any options available. Showmen felt that the Nun Monkton site, off the A59, represented an ideal location; however, planning permission was refused. There was an overwhelming sense that, given the universal level of prejudice towards, and ignorance of Showmen and their lifestyles, from existing communities, political leaders and council

officers, no site for a yard could ever be found in North Yorkshire that would prove to be acceptable in planning terms. Many felt that the planning system was biased against them, and comments such as *'we just want a favourable hearing in planning'* were common place and sum up mildly the sense of alienation and helplessness felt.

- 3.128 One respondent claimed that land owners are currently reluctant to sell land and are happy to sit and wait for the highest bidder, which would not be Showmen!
- 3.129 Showmen were keen to explore opportunities for purchasing/leasing public sector owned land, for example Ministry of Defence disused airfields. However, impediments such as cost and greenbelt locations were regarded as significant obstacles to securing planning permission.

### Summary of key points

- 3.130 The research has identified a considerable number of barriers to provision, of which Showmen perceive planning opposition, and prejudice and NIMBYism to be the most significant and difficult to counter.
- 3.131 A more pro-active approach from local authorities to working with Showmen was sought and felt to be within the spirit of Circular 04/2007.
- 3.132 Guild members have a flexible attitude and approach to potential sites for new provision of yards and are eager to explore all possibilities. There is a significant amount of work that could be done with the Guild in terms of identifying specific sites to accommodate new yards within North Yorkshire, which would build upon the foundations of this research. Local authorities need to work with the Guild to identify potential future sites for yards to meet identified need.

## 4. Conclusion and Recommendations

- 4.1 This research draws together a wealth of information in respect of Showmen living and working within North Yorkshire, and their accommodation needs and requirements. The research explores the impact that the changing lifestyle of Showmen is having upon their accommodation requirements, namely the desire to have a permanent home base year round to enable family members to live a more settled life (particularly in terms of children's education), and a move away from the idea of permanent quarters for only the winter.
- 4.2 There is currently limited provision for Showmen within North Yorkshire, with the small number of yards within the County providing little or no capacity to meet existing and future need. Conversely, there are a substantial number of fairs and events across North Yorkshire that rely upon the attendance and participation of a significant number of Showmen, the vast majority of whom live outside the sub region due to a lack of provision within it.
- 4.3 It is clear that significant number of Showmen have a connection with North Yorkshire, and a requirement to live in the sub region. Given the nature of the client group, it is difficult to quantify the extent of this need. However in an attempt to provide target guidance as a starting point upon which to focus provision, the research has considered a range of evidence sources including, the initial data from the GTAA, the qualitative responses from the surveyed Showpeople and the total number of named applicants of 28 on the historic application made at Nun Monkton in 2004, the majority of whom remain without a permanent residential yard. This approach has been endorsed by both the Northern and Yorkshire section of the Showmens Guild as representative of existing need. Adopting the methodology of Niner and Brown in regional assessments identifying future need by a multiple of x1.9, this would equate on the Nun Monkton applicant list alone to an additional 53 plots required in the short term.
- 4.4 Therefore an initial target of 54 additional plots is provided as an indicative figure upon which to focus identification and delivery of sites for yards across North Yorkshire, to meet the current backlog of need as identified by Showmen. There is a significant level of agreement amongst Showmen as regards the distribution of this need, and the research presents local authorities with two options in terms of addressing these requirements:
- A sub regional approach: whereby sites for yards are sought within specific parameters and within a clearly defined area of search (Figure 4).
  - An individual approach: whereby requirements are disaggregated across the sub-region in accordance with the locational priorities identified by Showmen (Table 3.23).
- 4.5 Any new provision should be capable of providing both permanent accommodation and temporary places to pull. New permanent provision should deliver sustainable yards capable of accommodating household growth and should be optimally an acre in size, with a minimum of 0.5 of an acre, but this



may differ through the site for yard identification process and be assessed on an individual basis, considering aspects such as sustainability of location, number of potential occupants and future growth (see Ideal Yard Requirements). Given the overwhelming desire of Showmen to own their own plots and live on yards managed by the Guild or other Showmen, it is imperative that local authorities and Showmen work together to identify suitable sites for yards across North Yorkshire.

- 4.6 Unlike other Travellers, Showmen travel predominantly for economic reasons, preferring to retain a permanent home base where family members can live all year round, work, attend school and be part of their local community. The key drivers in securing a permanent home base are availability of land and ability to secure planning permission, other important factors are accessibility to fairs, major road networks, and local facilities (schools, shops, doctors, etc).
- 4.7 The lack of new provision for Showmen in North Yorkshire indicates that there are barriers to provision, the most significant of which are felt to be unsympathetic planning, prejudice and NIMBYism. There is much that can be done by local authorities, working in partnership with the Guild, to address and tackle these barriers.

## Recommendations

- 4.8 It is recommended that North Yorkshire's local authorities:
- Consider options for the provision of new yards which should be prioritised in the central corridor which includes the Hambleton, York, Harrogate and Selby area. Based on a plot requirement of 54 this would equate to at least five main yards accommodating approximately 10 household plots;
  - Work with the Showmen's Guild to identify suitable new sites for yards across the identified areas of search. We understand this process has begun with a number of sites for yards being identified and brought to the attention of local authorities by the Guild members. There should be ongoing dialogue between the Showmen's Guild and local authorities in determining yard provision;
  - Seek to deliver new yards in line with the ideal yard requirements identified. Yards need to be developed to reflect the priorities identified by Showpersons, such as sustainable yard size and location preferable on urban extension yards, as outlined in 3.66 and 3.73 above;
  - The current shortfall of 54 plots for Showmen specifically is in addition to the GTAA report of 113. The GTAA report focussed predominantly upon Gypsy and Traveller provision. This document should provide for the next 10 years and be reviewed thereafter, recognising that new provision should help to accommodate both current demand and future household growth;
  - Work with the Showmen's Guild to address barriers to provision, including raising awareness within settled communities about Showmen, their lifestyle and accommodation requirements. This should include exploring ways to assist and help Showmen through the planning process; and

- Work with Regional partners to develop a more coherent Regional approach to meeting the needs of Showmen.
- There persists a strong economic argument to support additional provision both at the local neighbourhood (shops, services) and regional level. The regional GVA attributed to fair / amusement park activity contributed £14.8 million in Yorkshire and Humber (ONS Regional Annual Business Inquiry data 2007). This factor should be considered in terms of both identifying sustainable locations for yards and collaborative dialogue between all stakeholders through the planning process, including the local authority, the respective Guilds and local residents of the settled community.

## APPENDIX A: Questionnaire

## North Yorkshire Showmen Survey

I am an independent researcher representing arc4 housing consultants, undertaking a study on the accommodation needs of Showmen. This work is being done for the local councils in North Yorkshire. I don't work for any of these councils, but they have instructed arc4 to carry out this study.

We want to find out:

- What sort of homes, plots and yards Showmen need.
- What you think of existing yards and homes
- Whether you think new permanent and temporary yards are needed
- Whether you travel and if so whether you've had problems while travelling
- What you think about the costs of your homes and yards
- What other services you feel you need to support you

The survey should take approximately 30 minutes. The answers provided are completely confidential – no respondent names will be used in any written report and no one will be able to trace any answer back to respondents. Respondents do not have to answer everything and can specifically request not to answer any particular questions.

1. Where is your home base? (town and postcode / location on map)

### North Yorkshire Areas



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Suggested locations

- Barnsley
- Bradford
- Calderdale
- Craven
- Doncaster
- East Riding of Yorkshire
- Hambleton
- Harrogate
- Kingston upon Hull
- Kirklees
- Leeds
- North East Lincolnshire
- North Lincolnshire
- Richmondshire
- Rotherham
- Ryedale
- Scarborough
- Selby
- Sheffield
- Wakefield
- York
- Outside Yorkshire? Where? .....

2. Does someone live at your home base all year round?

- Yes
- No

3. What type of accommodation do you live in when not travelling?

- Trailer or wagon
- Chalet/mobile home (or similar)
- House
- Bungalow
- Flat
- Sheltered housing
- Other:

4. Is your home base currently:

- Owned by your family
- Owned by the Showmen's Guild
- Owned by a group of families together
- Owned by a local authority
- Owned by other
- Other (please specify)

5. Do you have a requirement to live in North Yorkshire?

- Yes
- No

6. If yes, why, and where do you need to be based?

.....

.....

.....

.....

7. Does your home base meet your needs / requirements? If not, why not?
- Site/Yard size .....
  - Location .....
  - Facilities .....
  - Access to services .....
  - Overcrowding .....
  - Adaptations .....
8. What do you think makes a good home base?
- Number of positions.....
  - Size of positions .....
  - Facilities .....
  - Management / ownership of site/yard .....
  - Access to services .....
  - Location .....
9. What do you consider to be the minimum standards for a home base?
- Yard/Site size .....
  - Location .....
  - Facilities .....
  - Access to services .....
10. In terms of minimum yard sizes, the Regional Overview of March 2009 states that the Showmen's Guild now recommends that plots should be a min 100ft x150 ft and therefore suggests 5 -7 plots per hectare. The 'Travelling Showpeople's Sites - Model Standard Package' Sep 2007 guide from the Showmen's Guild of GB Under (7) 4. Model Standards - Density & Spacing of Caravans states not more than 60 caravans per hectare. Do you feel these are appropriate site/yard size guidelines?
- Yes
  - No
- If not, what would you suggest as an appropriate site/yard size
- .....
11. Do you know of any sites/yards that work well and could be used as a model when providing new sites/yards? .....
12. What makes these sites/yards good / successful
- .....
- .....
- .....
13. Would you rather;
- Own your home base on your own
  - Own your home base with other Showmen
  - Own your home base with other Travellers
  - Rent from the Showmen's Guild
  - Rent privately
  - Rent from the local authority
  - Rent from a housing association
  - Other (please specify)

## Travel patterns

14. How frequently do you travel?

.....

15. How long do you travel for?

.....

16. When travelling within North Yorkshire, what fairs do you generally attend? (List fairs with venues and dates)

.....  
 .....  
 .....  
 .....

17. Are the arrangements for accommodating Showmen at fairs adequate?

Yes

No

18. If not, how could they be improved?

.....  
 .....  
 .....  
 .....

19. When travelling within North Yorkshire, what routes do you normally use?

.....  
 .....  
 .....  
 .....

20. When travelling within North Yorkshire, where do you usually stop off?

.....  
 .....  
 .....  
 .....

## Future Need

21. Are any members of your family likely to move to their own separate home within the next five years?

Yes

No

22. If yes, how many separate homes would be needed and where?

.....  
 .....  
 .....  
 .....

23. Where do you perceive there to be shortfalls in plot provision at the moment?  
 .....  
 .....
24. Do you expect this situation to change over the next five years? If so how?  
 .....  
 .....
25. Is there a need to increase plot provision within North Yorkshire? If so where and how many plot?  
 .....  
 .....  
 .....

### Potential yards within North Yorkshire

26. How do you find out about yards that are available within North Yorkshire, or when they are becoming available?  
 .....  
 .....  
 .....
27. Have you previously looked at a yard within North Yorkshire to use as a home base, or applied for planning permission for this purpose?  
 Yes  
 No
28. If so, where was it and what was the outcome?  
 .....  
 .....  
 .....
29. In your view what current barriers stop new yards for Showmen being developed?  
 Land availability  
 Cost of land  
 Planning policies  
 Local opposition  
 Other (please specify)  
 .....
30. Can you suggest any suitable sites (for yards) within North Yorkshire?  
 .....  
 .....  
 .....
31. What other issues facing travelling Showmen, in terms of yard provision, do you think that local authorities need to be aware of?  
 .....  
 .....  
 .....  
 .....  
 .....