Hyndburn 2036:
The Local Plan

Gypsy and Traveller Policy and Site Options Consultation Paper

Regulation 18(3) Consultation: November 2019
Executive Summary

The Council continues to prepare its new Local Plan for Hyndburn which will set out a vision for the Borough in 2036, and how the planning system will help to facilitate achievement of that vision.

This Regulation 18(3) consultation paper builds upon the public consultation exercise held earlier in 2019 on the Local Plan, the Regulation 18(2) consultation. That exercise presented a new Core Strategy and proposed housing, employment and mixed use site allocations to help ensure that the growth ambitions of the area are fulfilled.

This consultation sets out a proposed policy approach to help address the specific needs of gypsy and travellers in Hyndburn. It takes account of new evidence published in the form of a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA). It details a proposed policy approach for how the Council will fully meet the anticipated requirements for new pitches over the plan period to 2036.

Further details as to how to get involved with viewing and commenting on the Hyndburn 2036 Local Plan are contained within this document. This is a key time for the Borough so please do get involved and help contribute to the debate.
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1.0 Introduction

1.1 Hyndburn Council is in the process of preparing its new Local Plan to cover the period to 2036. The Council is required, through national policy and legislation\(^1\), to objectively assess and meet the needs of the population within its area. In February 2019 the Council published Local Plan consultation documents\(^2\) on a Core Strategy Review and Site Allocations DPD. The consultation considered general housing and employment needs in the Borough along with ‘reasonable alternative’ site options for allocation in the new Local Plan.

1.2 Recently published evidence\(^3\) demonstrates a future need in the Borough for new Gypsy and Traveller pitches. As part of the continuing preparation phase of the Local Plan the Council is therefore now considering the most appropriate policy approach to help meet the identified need. This paper sets out a proposed strategy and policy to be implemented in the Local Plan, and identifies suitable ‘reasonable alternative’ site options to help meet the identified need for pitches and plots in Hyndburn Borough over the plan period.

1.3 The Government’s planning guidance Planning Policy for Traveller Sites (PPTS) published in 2015 states that ‘The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community’ (paragraph 3).

1.4 The Equality Act 2010 identifies ‘race’ (comprising ethnicity, colour and nationality) as a protected characteristic. Romany Gypsies and Travellers are a distinct ethnic group and are therefore protected from discrimination through provisions in the Equality Act. There is a statutory duty on public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in the course of developing policies and delivering services. The Council is undertaking this consultation to ensure that the accommodation needs of Gypsies and Travellers are considered in the same way as other forms of housing requirement set out in the Local Plan.

Definition of Gypsy and Travellers

1.5 The term ‘Gypsy and Travellers’ is difficult to define as it does not constitute a single, homogenous group, but encompasses a range of groups with different histories, cultures and beliefs including: Romany Gypsies, Irish Travellers, Scottish Gypsies/Travellers and Welsh Gypsies/Travellers. There are also Traveller groups that may be regarded as more ‘cultural’ travellers than

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2 Under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012
3 Blackburn with Darwen and Hyndburn Borough Council Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2019)
‘ethnic’ travellers, e.g. ‘New’ (Age) Travellers. There are also more occupational travellers such as travelling showpeople and waterway travellers.

1.6 Reference in the PPTS to ‘travellers’ refers to gypsy and travellers and travelling showpeople. However Annex 1 of the PPTS provides separate definitions for each group:

**Gypsies and travellers:** Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

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

1.7 References in this paper and the Hyndburn Local Plan to ‘travellers’, ‘gypsies and travellers’ and ‘travelling showpeople’ should be read in the context of the definitions set out above and within PPTS.

**The Development Plan in Hyndburn**

1.8 The NPPF confirms that ‘the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings’.

1.9 The Hyndburn Local Plan documents are set out in Figure 1 below, and the development plan also comprises the Lancashire County Council Minerals and Waste Local Plan (there are no Neighbourhood Plans at present in Hyndburn).

1.10 The Core Strategy provides the overarching strategic planning policies and was first adopted in 2012. This is now under review. The Site Allocations DPD will identify the sites required to meet the development needs set out in the Core Strategy, as well as sites to be protected from development. Both the Core Strategy Review and Site Allocations DPDs were subject to previous Regulation 18 public consultation papers (in 2018 and 2019). A Proposals Map will be published alongside the policies of the Site Allocations DPD once it is finalised. The Council proposes to incorporate Gypsy and traveller policy and site issues within these existing Local Plan documents.

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4 NPPF, Paragraph 15
1.11 The Development Management DPD provides more detailed planning policies used in determining planning applications. This was adopted by the Council in 2018. Finally the Accrington Area Action Plan (AAP), adopted in 2012, provides specific planning policies for the town centre and environs. This has been reviewed by the Council in 2018 and will not be subject to any formal policy updates until adoption of the Core Strategy Review and Site Allocations DPD in 2021.

Figure 1: Structure of the Hyndburn Local Plan

![Structure Diagram]

1.12 The Town and Country Planning Act states that planning applications should be determined in accordance with the policies of the development plan unless material considerations indicate otherwise.

Structure of this consultation paper

1.13 This paper begins by setting out the anticipated gypsy and traveller accommodation need in Hyndburn, as evidenced in recent evidence base work completed by the Council (See Section 2). This is followed by an overview of the relevant policy context (national and local) that Local Authorities need to take into account in undertaking this work (Section 3).

1.14 In Section 4 the Council sets out the proposed Strategy for meeting policy requirements in Hyndburn. Specific questions are posed in Section 4 for which the Council is seeking comments on. Responses received will help to finalise the policy approach and site considerations in the new Local Plan. There are six questions set out in all, highlighted in boxes as per the example below.

| Question 1: |
| Do you agree with the approach … |

1.15 A draft Gypsy and Traveller policy was presented in the Core Strategy Review Req18 consultation of 2019 (Policy CS11). This will be updated in light of the

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555 Section 70 of the Town and Country Planning Act 1990
1.16 Location, site plans and site assessments of potential new sites are set out in Appendices A-D.

**How to get involved and comment**

1.17 This consultation paper invites you to comment on the proposed policy strategy and content of the Gypsy and Traveller site options consultation. You can view the document and all supporting documentation online. Hard copies will also be made available at all libraries across the Borough and at Scaitcliffe House (Accrington) for the duration of the consultation period (Friday 29th November 2019 – Friday 10th January 2020).

1.18 Comments must be received no later than 5pm on Friday 10th January 2020 to be considered valid. You can submit comments in the following ways:

- using the comments forms provided at [www.hyndburnbc.gov.uk/localplan](http://www.hyndburnbc.gov.uk/localplan), or available in hard copy format at all library locations across the Borough and at Scaitcliffe House;
- e-mailing comments through to planningpolicy@hyndburnbc.gov.uk; or
- writing to the Council at the following address: Hyndburn Borough Council, Plans and Environment, Scaitcliffe House, Ormerod Street, Accrington, BB5 0PF

1.19 Please note that all comments should clearly state the question and/or reference (e.g. paragraph ref, Site Ref) that your comment relates to. The Council is keen to receive feedback on aspects of policies or sites that are supported, and not just those that are objected to, or are seen to require improvement.

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6 [www.hyndburnbc.gov.uk/localplan](http://www.hyndburnbc.gov.uk/localplan)
2.0 Gypsy and Traveller Accommodation Need in Hyndburn

2.1 In October 2018 Hyndburn Council (along with Blackburn with Darwen Council) appointed Arc4 planning consultants to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) for both Boroughs. This was completed in July 2019 and is available to view in full on the Council’s website⁷.

2.2 The GTAA comprised a number of different evidence sources in coming to its conclusions on existing and future need for Gypsy and Traveller Accommodation:
   - A review of existing (secondary) data (e.g. Census, caravan counts);
   - An online survey of key stakeholders; and
   - Interviews and data obtained directly from 69 of 80 identified households in Hyndburn.

2.3 Data was analysed to provide an accurate picture of current provision around the Borough, as well as an assessment of future need. The Council considers the GTAA to provide an up-to-date, robust and defensible evidence base for policy development in the Local Plan. The key findings of the GTAA are set out below.

Existing accommodation

2.4 A total of 78 existing Gypsy and Traveller pitches are identified in the GTAA across Hyndburn, comprising 80 households. Of the total number of pitches 58 are located on authorised private sites, 15 pitches on an authorised Council site, and 5 pitches on unauthorised private sites. Table 1 provides a summary of these and Appendix A provides a location/site plan of each.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site name</th>
<th>Type</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA1</td>
<td>Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>15</td>
</tr>
<tr>
<td>Priv1</td>
<td>Whinney Hill House, Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv2</td>
<td>The Yard, Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv3</td>
<td>Sankey House Farm, Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>10</td>
</tr>
<tr>
<td>Priv4</td>
<td>Dineley St., Church, BB5 4NG</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv5</td>
<td>Sunndale Caravan Park, Charter St., Accrington, BB5 0LQ</td>
<td>Auth.</td>
<td>15</td>
</tr>
<tr>
<td>Priv6</td>
<td>Blythes Sidings, Off Blackburn Old Rd., Accrington, BB5 0AE</td>
<td>Auth.</td>
<td>3</td>
</tr>
</tbody>
</table>

Table 1: Existing Gypsy and Traveller Sites in Hyndburn (GTAA, 2019)

⁷ www.hyndburnbc.gov.uk/evidence-base
Priv7 Parsonage Street, Sites 1 and 2, Church, BB5 0HS Auth. 2
Priv8 Springvale Off Springhill Rd., behind Coal Pit Lane, BB5 0EX Auth. 3
Priv9 The Green/Duncan Square, Union Rd., Oswaldtwistle, BB5 0EW Auth. 9
Priv10 Heyes Lane/Stonebridge Lane, Oswaldtwistle, bb5 3HX Auth. 1
Priv11 James St., Oswaldtwistle, BB5 3LJ Auth. 6
Priv12 Fir Trees, Sough Lane, Oswaldtwistle, BB1 2LR Auth. 6

**Sub-total (privately owned authorised sites)** 58

Unauth1 Smithfield Stables, Moss Lane, Stanhill, Oswaldtwistle, BB5 2RE Unauth. 1
Unauth2 Smithacres, Back Lane, Baxenden, BB5, 2RE Unauth. 4

**Sub-total (privately owned unauthorised sites)** 5

2.5 The GTAA also identifies a total of 20 plots for travelling showpeople, all located on a single, authorised privately run yard. Table 2 provides a summary of this and Appendix B provides the location/site plan of the yard.

**Table 2: Existing Travelling Showpeople Yards in Hyndburn**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site name</th>
<th>Type</th>
<th>Plots</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSP1</td>
<td>Silcocks, Burnley Rd., Altham, BB2 4HA</td>
<td>Auth.</td>
<td>20</td>
</tr>
</tbody>
</table>

2.6 Map 4.1 (below) is taken from the GTAA and shows the broad distribution of existing traveller sites around the Borough (and neighbouring Blackburn with Darwen).
Future Need

2.7 The GTAA considers in detail the likely future need for new traveller sites (gypsy and traveller pitches and travelling showpeople plots). The PPTS published in 2015 amended the definition of the groups to which this policy applies. The definitions now exclude, for planning purposes, anyone who has stopped travelling on a permanent basis. It does however continue to include those who have ceased to travel temporarily. The effect of this new definition is to create a more restricted ‘PPTS’ need which applies to those who continue to follow a nomadic habit of life.

2.8 For this reason the GTAA expresses two levels of need for gypsy and traveller pitches: a higher ‘cultural’ need figure and a lower ‘PPTS’ need. The Local Plan must ensure that the identified ‘PPTS’ need is met through sufficient sites being made available. The additional ‘cultural’ need is considered to form a component of overall housing need. For this reason, whilst the Council is mindful of the obligation to consider it, specific sites for gypsy and travellers will not be identified to meet the additional uplift of ‘cultural’ need.

2.9 In terms of future gypsy and traveller pitch need, the GTAA has considered the requirements for the full Local Plan period to 2036. It identifies a total ‘cultural’ need of 60 pitches over the period 2019-2036, with a ‘PPTS’ need of 49 pitches. Based on past trends the GTAA analysis considers potential turnover on the Council run site between 2019 and 2036 to likely be 7 pitches.
This can be taken off the overall requirement to give a **net residual PPTS need of 42 pitches** for which the Local Plan should seek to identify sites.

2.10 Table 3 below sets out the anticipated timeframe of pitch needs between now and the end of the plan period.

<table>
<thead>
<tr>
<th>Period</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term need</td>
<td></td>
</tr>
<tr>
<td>5 year authorised pitch shortfall (2019/20 to 2023/24)</td>
<td>18</td>
</tr>
<tr>
<td>Longer-term need</td>
<td></td>
</tr>
<tr>
<td>Over period 2024-2029</td>
<td>10</td>
</tr>
<tr>
<td>Over period 2029-2034</td>
<td>14</td>
</tr>
<tr>
<td>Over period 2034-2036</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total shortfall of pitches (2019/20 to 2035/36)</strong></td>
<td><strong>49</strong></td>
</tr>
<tr>
<td>Anticipated turnover on the Council run site (2019/20 to 2035/36)</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total net shortfall of pitches (2019/20 to 2035/36)</strong></td>
<td><strong>42</strong></td>
</tr>
</tbody>
</table>

2.11 This consultation paper proposes a policy approach to ensure that sufficient, suitable sites are identified to meet the pitch requirement in full.

2.12 The GTAA did not identify any specific need for further travelling showpeople plots over the Plan period, or additional transit pitches for gypsy and travellers.

**Approach to site identification**

2.13 A number of potential ‘reasonable alternative’ gypsy and traveller site options have been identified as part of preparing this consultation paper. These are set out in Section 4. Sites have been identified through a combination of sites being put forward by landowners themselves (under the Call for Sites process), land ownership investigations instigated by the Council, and consideration of suitable Council owned land.

2.14 Criteria set out in Policy DM15: Gypsy and Traveller Sites of the Council’s recently adopted [Development Management DPD](#) have been used as in initial filter to determine which sites are considered to be ‘reasonable alternative’ options. Further details of the policy are set out in Section 3 of this paper.
3.0 The Policy Context

National Planning Policy for Traveller Sites (PPTS)

3.1 The Government’s PPTS, published August 2015, sets out the considerations that local planning authorities need to take into account in relation to planning for traveller sites.

3.2 The following policies are of particular relevance to Plan-making:

- **Policy A: Using evidence to plan positively and manage development.** Local Planning Authorities should pay particular attention to early and effective community engagement with both settled and traveller communities. They should also provide an up-to-date understanding of likely permanent and transit accommodation needs over the life of the Local Plan (for plan making and decision making purposes).

- **Policy B: Planning for traveller sites.** Local Planning Authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople using the evidence base available and working collaboratively with neighbouring local planning authorities. They should identify and update annually a supply of specific deliverable sites to provide 5 years’ worth of sites against locally set targets. Specific, developable sites (or broad locations for growth) should be identified for years 6-10 and, where possible, for years 10-15. Criteria should be set to guide land supply allocations where a need is identified, and Policy B provides an overarching context for Local Planning Authority criteria based policies.

- **Policy C: Sites in rural areas and the countryside.** Local Planning Authorities should ensure that the scale of sites in rural or semi-rural settings do not dominate the nearest settled community.

- **Policy D: Rural exception sites.** A policy specifically aimed at providing exception sites in rural areas where there is a lack of affordable land to meet local traveller needs.

- **Policy E: Traveller sites in Green Belt.** This policy sets the context for Local Planning Authorities considering allocating any sites in the green belt, and for assessing applications on green belt sites.

- **Policy F: Mixed planning use traveller sites.** Policy to promote consideration of mixed-use sites (for residential and business use) in appropriate locations (excludes rural exception sites).

- **Policy G: Major development projects.** Policy to ensure sites for the relocation of existing travellers are identified if existing authorised sites are to be affected by major development projects.

3.3 Crucially therefore PPTS requires local planning authorities to make a robust assessment of need for sites for travellers. It also requires that local planning authorities ensure that traveller sites are sustainable economically, socially and environmentally. By ensuring that there is an adequate supply of pitches on authorised sites, the following can be achieved:

- Conformity with national planning policy and the Equality Act 2010
• Providing decent accommodation for the Travelling Community
• Provide greater opportunities to access a range of facilities particularly health and education, therefore providing better opportunities for improved life outcomes.
• Help to reduce the number of unauthorised sites where Traveller families are more likely to experience poor outcomes in terms of access to health and education services.
• Opportunities for greater social interconnection between the travelling and settled community

The Hyndburn Local Plan – Core Strategy (2012)

3.4 The Council’s Core Strategy adopted in 2012 provides the current strategic policy approach for Gypsy and Travellers in the Borough. The recently published GTAA, Local Plan Review, and the outcomes of this consultation paper will help to update and replace existing Policy H3 of the Core Strategy.

3.5 Existing Policy H3: Gypsy and Traveller Provision states that:

Adequate provision will be made in the Borough for Gypsies, Travellers and Travelling Showpeople by:

- Protecting the existing site in Altham for the use of Travelling Showpeople;
- Protecting existing permanent sites which are authorised for Gypsy and Traveller use;
- Identifying land at Sankey House Farm to meet future needs.


3.6 Policy DM15: Gypsy and Traveller Sites in the adopted Development Management DPD (2018) provides the criteria based policy stipulated in PPTS. Policy DM15 states that:

1. The Core Strategy identifies sufficient land to meet the needs of Gypsies and Travellers until at least 2018. Sufficient land will be identified, in suitable locations, to meet the needs for the remainder of the Plan period in the Council’s Site Allocations DPD.
2. All development proposals for traveller sites will be assessed in accordance with ‘Planning policy for traveller sites’ and will be expected to:
   a. be located within a reasonable distance from services such as a school, bus stop, local shop and health services;
   b. be located in accessible locations with good access to public transport provision; and
   c. cause no unacceptable harm to:
      i. highway safety;
ii. visual amenity;
iii. residential amenity;
iv. the biodiversity or geodiversity of the area;
v. the character or appearance of a conservation area; or
vi. heritage assets and their setting.

3. Applications for new Gypsy and Travellers pitches will not be supported if there are sufficient vacant pitches on allocated or existing sites elsewhere in the Borough.

3.7 The criteria set out in paragraph 2 of Policy DM15 have been used to help identify the ‘reasonable alternative’ site options set out in this consultation paper.

The Hyndburn Local Plan – Core Strategy Review Reg18 Consultation (2019)

3.8 The Council has already consulted on a draft replacement strategic policy (CS11) in the Core Strategy Review Regulation 18 Consultation Draft (February 2019). Policy CS11 is re-produced below. No formal responses were received in relation to this policy during the statutory 6-week consultation period.

Policy CS11: Gypsy and Traveller and Travelling Showpeople Provision

1) The Council will make adequate provision for the needs of Gypsies and Travellers and Travelling Showpeople up to 2036 by:
   a. allocating sufficient sites in the Site Allocations DPD to meet the identified need for pitches for Gypsies and Travellers (both permanent and transit pitches);
   b. allocating sufficient sites in the Site Allocations DPD to meet any identified need for additional yards for travelling showpeople; and
   c. protecting existing permanent sites which are authorised for Gypsy and Traveller use;

2) Proposals for new gypsy and traveller and travelling showpeople sites will be considered in line with Development Management Policy DM15.

3.9 This consultation paper now seeks comments on proposals to update the strategic policy for traveller provision in the new Local Plan in light of the publication and findings of the new GTAA. In light of the findings for a net residual pitch requirement of 42 pitches over the plan period a more refined sequential policy approach is now proposed and set out in Section 4.
4.0 Proposed Traveller Strategy in the Local Plan

Sequential Approach

4.1 Within the Local Plan, and for the purposes of meeting the identified need for pitches set out in the new GTAA, a sequential policy approach is proposed to be incorporated into the Core Strategy Review. This is proposed as:

1. Allocate and safeguard all existing authorised traveller sites;
2. Ensure all pitches on authorised traveller sites are fully utilised;
3. Identify additional new traveller sites either through expansion of existing authorised sites or identification of new sites;
4. If pitches are still required, consider regularising existing unauthorised traveller sites.

4.2 In the rest of this section we set out further details of the impact of this proposed sequential approach on specific sites around the Borough, including potential site options to consider as new traveller sites.

Question 1:
Do you agree in principle with the proposed sequential approach to meeting Gypsy and Traveller accommodation needs in the Borough? If not, please state the reasons why and propose an alternative approach.

1. Allocate and safeguard existing authorised sites

4.3 Table 1 lists all the existing authorised traveller sites in Hyndburn (Site Refs. LA1, Priv1 – Priv12) set out in the GTAA where households were interviewed as part of the research. Site plans are set out in Appendix 1. The GTAA was commissioned at the end of 2018 with site visits and survey work completed in early 2019. In February 2018 planning permission was granted on land to the rear of Milton Street, Oswaldtwistle (planning application reference 11/17/0537) for the change of use from private allotments to a residential caravan park for 5 static caravans and 5 smaller caravans. At the time the GTAA was commissioned no work had started on site however in recent months this has progressed and it is now anticipated to be completed and occupied in the near future.

4.4 The applicant and his family are settled travellers and therefore do not meet the PPTS definition of a traveller. They would however comprise part of the ‘cultural’ need as set out in the GTAA. The planning committee report made clear that whilst the site is for the applicant and his family members to live on permanently (the 5 static caravan pitches), not all the caravans would be for the applicant or his extended families and therefore use may result in other occupiers including travellers renting or owning some of the caravans. There would also be nothing to preclude the caravans on site being occupied by
travellers at some point in the future. On the balance of these points it is therefore considered appropriate to include land to the rear of Milton Street as an additional existing authorised site and count 5 traveller pitches as being available to meet the identified need over the plan period.

4.5 A location/site plan showing land to the rear of Milton Street is set out in Appendix C.

4.6 Table 4 summarises the position of existing authorised sites in the Borough, including those listed in the GTAA and including the additional site of land to the rear of Milton Street.

Table 4: Existing authorised sites to be safeguarded and residual pitch requirement after Stage 1 of the sequential approach

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>GTAA existing authorised sites</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LA1</td>
<td>Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>15</td>
</tr>
<tr>
<td>Priv1</td>
<td>Whinney Hill House, Huncoat, BB5 6NX</td>
<td>1</td>
</tr>
<tr>
<td>Priv2</td>
<td>The Yard, Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>1</td>
</tr>
<tr>
<td>Priv3</td>
<td>Sankey House Farm, Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>10</td>
</tr>
<tr>
<td>Priv4</td>
<td>Dineley St., Church, BB5 4JG</td>
<td>1</td>
</tr>
<tr>
<td>Priv5</td>
<td>Sunnydale Caravan Park, Charter St., Accrington, BB5 0LQ</td>
<td>15</td>
</tr>
<tr>
<td>Priv6</td>
<td>Blythes Sidings, Off Blackburn Old Rd., Accrington, BB5 0AE</td>
<td>3</td>
</tr>
<tr>
<td>Priv7</td>
<td>Parsonage Street, Sites 1 and 2, Church, BB5 0HS</td>
<td>2</td>
</tr>
<tr>
<td>Priv8</td>
<td>Springvale Off Springhill Rd., behind Coal Pit Lane, BB5 0EX</td>
<td>3</td>
</tr>
<tr>
<td>Priv9</td>
<td>The Green/Duncan Square, Union Rd., Oswaldtwistle, bb5 0EW</td>
<td>9</td>
</tr>
<tr>
<td>Priv10</td>
<td>Heyes Lane/Stonebridge Lane, Oswaldtwistle, BB5 3HX</td>
<td>1</td>
</tr>
<tr>
<td>Priv11</td>
<td>James St., Oswaldtwistle, BB5 3LJ</td>
<td>6</td>
</tr>
<tr>
<td>Priv12</td>
<td>Fir Trees, Sough Lane, Oswaldtwistle, BB1 2LR</td>
<td>6</td>
</tr>
</tbody>
</table>

Sub-total (authorised sites set out in the GTAA) 73

Pitch shortfall (2019 – 2036) (set out in the GTAA) 49

Residual pitch need 37

4.7 In accordance with the sequential approach set out in paragraph 4.1, the Council will first seek to identify these sites on the Proposals Map as existing Gypsy and Traveller sites for the Local Plan at Publication Stage. This will ensure that Policy within the Core Strategy safeguards these sites for future use in the event that a site may become vacant. This approach is intended to ensure that the Council can maintain an appropriate level of supply of traveller sites\(^8\) and also to help reduce the number of unauthorised developments and encampments\(^9\).

\(^8\) paragraph 4h of PPTS (2015)
\(^9\) paragraph 4f of PPTS (2015)
2. Fully utilise existing pitches on authorised sites

4.8 The GTAA has identified the existing use of authorised sites in terms of the number of pitches currently provided on each site, their occupancy, and the number of households present. The Council has reviewed these findings on a site by site basis in light of the original planning permissions granted on each site.

4.9 The potential to utilise additional pitches under existing planning permissions is set out in Table 5 below. The Council has identified a potential further 13 pitches that it considers could help meet the requirement for pitches set out in the GTAA.

Table 5: Potential additional pitches to be utilised on existing authorised sites

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name (planning permission reference)</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing (in use) (GTAA)</td>
<td>Approved (planning permission)</td>
</tr>
<tr>
<td>Priv6</td>
<td>Blythes Sidings, Off Blackburn Old Rd., Accrington (11/04/0668)</td>
<td>3</td>
</tr>
<tr>
<td>Priv7</td>
<td>Parsonage Street, Sites 1 and 2, Church (11/99/0468)</td>
<td>2</td>
</tr>
<tr>
<td>Priv10</td>
<td>Heyes Lane/Stonebridge Lane, Oswaldtwistle (11/03/0453)</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Total:</strong></td>
<td><strong>Max. 13</strong></td>
</tr>
</tbody>
</table>

Table 6: Residual pitch requirement after Stage 2 of the sequential approach

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residual need after Stage 1 (see Table 4)</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td>Potential additional pitches identified at Stage 2 (see Table 5)</td>
<td>13</td>
</tr>
<tr>
<td></td>
<td><strong>Residual need after Stage 2</strong></td>
<td><strong>24</strong></td>
</tr>
</tbody>
</table>

Question 3:
Do you agree with the approach proposed by the Council to utilise additional permitted pitches set out in Table 5 against the pitch requirement identified in the GTAA? If not, please provide reasons why
3. Identify additional new traveller sites

4.10 Following Stages 1 and 2 of the proposed sequential policy approach, a residual need for 24 pitches is set out in Table 6. Additional new traveller sites therefore need to be identified to fully meet the identified need for the plan period to 2036.

4.11 Criteria to be considered when allocating new sites for development are set out in paragraph 2 of the Council’s Development Management DPD Policy DM15 (set out in paragraph 3.6 of this consultation paper). It requires local planning authorities to ensure that traveller sites are sustainable economically, socially and environmentally.

4.12 Using the criteria set out in Policy DM15, and the information currently available to it, the Council has identified 4 potential ‘reasonable alternative’ site options. All these sites are currently in private ownership. The purpose of this consultation is to further consider the potential for these sites to help meet the additional gypsy and traveller pitch requirements to 2036, and also to identify any additional site options that the Council has not yet highlighted.

4.13 The potential new traveller site options are set out in Table 7 below.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Site Source / Reason</th>
<th>Ownership</th>
<th>Size (ha)</th>
<th>Potential pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>GT-OPT1</td>
<td>Land off Whinney Hill Road, BB5 6NX</td>
<td>Local Plan Reg18(2) – Site Ref 25 (part of)</td>
<td>Private</td>
<td>3.07</td>
<td>15</td>
</tr>
<tr>
<td>GT-OPT2</td>
<td>Land at Whitebirk btw A6119 &amp; L&amp;L Canal, BB1 3HT</td>
<td>Extant employment allocation. Local Plan Reg18(2) – Site Ref 169</td>
<td>Private</td>
<td>1.58</td>
<td>15</td>
</tr>
<tr>
<td>GT-OPT3</td>
<td>The Barn, Sough Lane, BB1 2LR</td>
<td>Call for Sites submission CFS-115 (GREEN BELT SITE)</td>
<td>Private</td>
<td>0.14</td>
<td>4</td>
</tr>
<tr>
<td>GT-OPT4</td>
<td>Extension of existing authorised site at Sough Lane, BB1 2LR</td>
<td>Considerable family need over plan period (GREEN BELT SITE)</td>
<td>Private</td>
<td>0.53</td>
<td>10</td>
</tr>
</tbody>
</table>

Total potential pitches 44

4.14 The Council has followed the agreed site assessment methodology from the Regulation 18(2) consultation phase of the Local Plan to undertake initial desktop based assessments of each of the four site options. The site plans and site assessments of each are set out in Appendix D
Question 4:
Do you have any comments to make regarding the potential new traveller site options and site assessments set out in Table 7 and Appendix D?

Question 5:
Do you have any additional new traveller site suggestions that can be considered as ‘reasonable alternative’ site options for the Publication stage (Regulation 19) of the Local Plan? Please provide details.

Unauthorised Gypsy and Traveller Sites

4.15 The GTAA highlights two further existing traveller sites in the Borough that are not reflected in any way in the sequential policy approach set out above. Both are existing unauthorised sites in the Green Belt:

1. Smithfield Stables, Moss Lane, Stanhill (Unauth1); and
2. Smithacres, Back Lane, Baxenden (Unauth2)

4.16 The site at Smithacres has been submitted under the Council’s ongoing ‘Call for Sites’ process (ref. CFS-113). The site is not listed as a potential new traveller site option in Table 7 as the Council is currently undertaking enforcement action against unauthorised encampment at this privately owned site. Due to the recent decision by the Council to refuse planning permission on the site and ongoing litigation it is not considered to be a ‘reasonable alternative’ site option at this stage of the plan making process.

4.17 Subject to the outcomes of the Regulation 18(3) consultation process the Council may look at existing unauthorised sites further. However at this stage there appears to be sufficient pitches following Steps 1-3 of the sequential policy approach set out in this paper. By the time the Council reaches its Publication stage of its Local plan under Regulation 19, a clearer view can be taken on the merits of each site in the context of the outcomes of the consultation process and the residual need for pitches around the Borough.

Question 6:
Do you agree with the Council’s approach to unauthorised encampments? Please provide details.
Sustainability Appraisal

4.18 A separate sustainability appraisal addendum report is being prepared by consultants\(^{10}\) as part of the integrated appraisal of the Local Plan policies and site options.

4.19 Although the two existing unauthorised sites at Moss Lane and Back Lane do not currently form part of the sequential policy approach, the Council has included these\(^{11}\) in the Sustainability Appraisal alongside the ‘reasonable alternative’ new site options listed in Table 7. A separate report sets out the findings of this work and will be used to help decide the most suitable additional new traveller sites to take forward to the Publication plan.

Question 7:
Do you have any comments to make about the Sustainability Appraisal Addendum Report that accompanies this consultation paper?

\(^{10}\) Land Use Consultants (LUC) provide an independent sustainability appraisal to inform the Council’s policy development and site selection process in the Local Plan.

\(^{11}\) The existing unauthorised sites have been assessed in the SA as a fall back option only. They do not currently form part of the proposed sequential policy approach to gypsy and traveller provision.
Appendix A: Site plans of existing authorised Gypsy and Traveller Sites identified in the GTAA

Table 1: Existing Gypsy and Traveller Sites in Hyndburn (GTAA, 2019)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site name</th>
<th>Type</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA1</td>
<td>Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>15</td>
</tr>
<tr>
<td>Priv1</td>
<td>Whinney Hill House, Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv2</td>
<td>The Yard, Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv3</td>
<td>Sankey House Farm, Whinney Hill Rd., Huncoat, BB5 6NX</td>
<td>Auth.</td>
<td>10</td>
</tr>
<tr>
<td>Priv4</td>
<td>Dineley St., Church, BB5 4NG</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv5</td>
<td>Sunnydale Caravan Park, Charter St., Accrington, BB5 0LQ</td>
<td>Auth.</td>
<td>15</td>
</tr>
<tr>
<td>Priv6</td>
<td>Blythes Sidings, Off Blackburn Old Rd., Accrington, BB5 0AE</td>
<td>Auth.</td>
<td>3</td>
</tr>
<tr>
<td>Priv7</td>
<td>Parsonage Street, Sites 1 and 2, Church, BB5 0HS</td>
<td>Auth.</td>
<td>2</td>
</tr>
<tr>
<td>Priv8</td>
<td>Springvale Off Springhill Rd., behind Coal Pit Lane, BB5 0EX</td>
<td>Auth.</td>
<td>3</td>
</tr>
<tr>
<td>Priv9</td>
<td>The Green/Duncan Square, Union Rd., Oswaldtwistle, BB5 0EW</td>
<td>Auth.</td>
<td>9</td>
</tr>
<tr>
<td>Priv10</td>
<td>Heyes Lane/Stonebridge Lane, Oswaldtwistle, bb5 3HX</td>
<td>Auth.</td>
<td>1</td>
</tr>
<tr>
<td>Priv11</td>
<td>James St., Oswaldtwistle, BB5 3LJ</td>
<td>Auth.</td>
<td>6</td>
</tr>
<tr>
<td>Priv12</td>
<td>Fir Trees, Sough Lane, Oswaldtwistle, BB1 2LR</td>
<td>Auth.</td>
<td>6</td>
</tr>
</tbody>
</table>
Title: Gypsy and Traveller sites: Priv10 and Priv11

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Scale: 1:2500
Appendix B: Site plan of existing Travelling Showpeople Yard

Table 2: Existing Travelling Showpeople Yards in Hyndburn

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site name</th>
<th>Type</th>
<th>Plots</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSP1</td>
<td>Silcocks, Burnley Rd., Altham, BB2 4HA</td>
<td>Auth.</td>
<td>20</td>
</tr>
</tbody>
</table>
Appendix C: Site plan of additional existing authorised Gypsy and Traveller Site

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/17/0537</td>
<td>Land to the rear of Milton St., Oswaldtwistle</td>
<td>5</td>
</tr>
</tbody>
</table>
Appendix D: Site plans and site assessments of ‘reasonable alternative’ site options for new Gypsy and Traveller Sites

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Potential pitches</th>
</tr>
</thead>
<tbody>
<tr>
<td>GT-OPT1</td>
<td>Land off Whinney Hill Road, BB5 6NX</td>
<td>15</td>
</tr>
<tr>
<td>GT-OPT2</td>
<td>Land at Whitebirk btw A6119 &amp; L&amp;L Canal, BB1 3HT</td>
<td>15</td>
</tr>
<tr>
<td>GT-OPT3</td>
<td>The Barn, Sough Lane, BB1 2LR</td>
<td>4</td>
</tr>
<tr>
<td>GT-OPT4</td>
<td>Extension of existing authorised site at Sough Lane, BB1 2LR</td>
<td>10</td>
</tr>
</tbody>
</table>
Site Assessment Reports to follow once complete …