

Central Lancashire Local Plan

Gypsy and Traveller and Travelling Showpeople Topic Paper

June 2025

Chorley
Council



Preston
City Council



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1. Introduction

- 1.1 The purpose of this topic paper is to set out the approach the Councils have taken in gathering evidence of needs for gypsies, travellers and travelling showpeople, and to identify the Councils' approach to addressing those needs.
- 1.2 Policy HS13 of the submission version of the Central Lancashire Local Plan sets out the Councils' approach to meeting the identified needs for permanent and transit gypsy and traveller pitches and travelling showpeople plot needs. This topic paper provides further clarification of the approach taken.
- 1.3 At the time of preparing the submission version of the Central Lancashire Local Plan, the Councils were unable to meet the identified needs for permanent gypsy and traveller pitches in full. This topic paper sets out the steps taken to date to address the unmet need and sets out a strategy moving forward for addressing this unmet need as far as possible.

2. Policy Context

National Planning Policy Framework (NPPF)

- 2.1 Paragraph 63 of the NPPF (2024 version) requires local authorities to assess the size, type and tenure of housing needed for different groups in the community, including travellers, and reflect those needs in planning policies. Footnote 27 states *“Planning Policy for Traveller Sites sets out how travellers’ housing needs should be assessed for those covered by the definition in Annex 1 of that document.”*
- 2.2 Paragraph 4 of the NPPF states that the NPPF should be read in conjunction with the Government’s Planning Policy for Traveller Sites.

Planning Policy for Traveller Sites (PPTS)

- 2.3 PPTS (2024 version) identifies 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.
- 2.4 To help achieve this, Policy A requires local planning authorities to use a robust evidence base to establish accommodation needs to inform the preparation of local plans.
- 2.5 Policy B requires pitch targets to be set for gypsies and travellers and plot targets to be set for travelling showpeople (as defined in Annex 1 of the PPTS) which address the likely permanent and transit site accommodation needs of travellers in the area.
- 2.6 Policy B also requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets and identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15, when preparing their Local Plan.
- 2.7 In addition, Policy B states that criteria should be set to guide land supply allocations where there is identified need and where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.

- 2.8 Annex 1 of PPTS defines gypsies and travellers as: *“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 or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*
- 2.9 Annex 1 of PPTS defines travelling showpeople as: *“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 or permanently, but excludes Gypsies and Travellers as defined above.”*

3. Previous Central Lancashire Local Plan Stages and Previous Work Undertaken to Address Needs

Regulation 18 Issues and Options

- 3.1 The Central Lancashire Local Plan Issues and Options consultation took place from Monday 18th November 2019 until Friday 14th February 2020.
- 3.2 The Issues and Options Paper set out key planning issues facing Central Lancashire and sought views on the approach to addressing those issues and where development should take place.

Gypsy, Traveller, and Travelling Showpeople Evidence

- 3.3 A Gypsy and Traveller Accommodation Assessment (GTAA) was published in July 2019 and formed part of the evidence base for the consultation.
- 3.4 Over the plan period it identified the need for 40 permanent gypsy and traveller pitches in Central Lancashire (10 in Chorley, 30 in Preston and 0 in South Ribble).
- 3.5 The pitch requirement in Chorley was identified to relate to current and future needs from an existing temporary authorised site at Hut Lane. The GTAA identified that the existing Local Plan allocation for 5 pitches at Cowling Farm would address some of the need with intensification of that site or regularisation of the temporary authorised site being options to meet the remaining need.
- 3.6 The pitch requirement in Preston related to emerging households on an existing authorised site, and current and future requirements on an unauthorised site at Rosemary Lane. The GTAA identified that the majority of need could be met through turnover on the authorised site and through the identification of other sites to meet the remaining need. Regularisation of the unauthorised site was not considered appropriate at that time.
- 3.7 The GTAA recommended the development of a Central Lancashire transit site comprising 5 pitches to address transit requirements across the area.
- 3.8 No need for travelling showpeople was identified.

Work Undertaken to Address Needs

- 3.9 Prior to preparing the Issues and Options Paper, the Councils undertook two call for sites consultations as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA). The consultations gave stakeholders (including landowners, site promoters, property agents, developers, public bodies, parish councils and local communities) the opportunity to propose land they consider suitable for future housing and employment development. No site suggestions for gypsy and traveller sites were submitted.
- 3.10 A third call for sites was undertaken alongside the Issues and Options consultation. Two sites for permanent gypsy and traveller pitches were submitted, both in Chorley. One of these sites was 1 Heath Paddock, Hut Lane, which had temporary planning permission for gypsy and traveller pitches at the time. The second site was 2 Heath Paddock, Hut Lane which is Council owned land adjacent to the temporary authorised site. These sites are both located in the Green Belt.
- 3.11 Whilst the Issues and Options Paper did not include any site allocations, it was envisaged that the existing permanent gypsy and traveller allocation in the adopted Chorley Local Plan at Cowling Farm, Chorley would be rolled forward to the Central Lancashire Local Plan to meet the permanent pitch need identified for Chorley in the 2019 GTAA. The site suggestions at Hut Lane were therefore not considered at this stage. Exceptional circumstances would have to be demonstrated in accordance with the NPPF to allocate them. Given a suitable site outside of the Green Belt had been identified (Cowling Farm) exceptional circumstances could not be demonstrated.
- 3.12 In relation to the identified permanent pitch need in Preston, the Issues and Options Paper included questions relating specifically to how this need could be addressed. The questions are identified below:
- *Should the existing unauthorised Gypsy and Traveller site at Rosemary Lane in Preston be authorised for use by Gypsies and Travellers, or should a larger site be found somewhere else?*
 - *If a larger site should be found, where do you think it should be?*
- 3.13 In total 380 responses were received to these questions. The responses recognised that a site is needed but not all those who responded felt Rosemary Lane was the correct location. A number of alternative sites were suggested but these were not official site suggestions put forward by the landowners or site promoters, rather they were just locations that respondents thought may be suitable locations.

- 3.14 The Issues and Options Paper also asked a question about where transit sites could be located in Central Lancashire to meet the need identified in the 2019 GTAA. A total of 126 responses were received to this question. A number of locations were suggested but again these were not official site suggestions.
- 3.15 In the absence of site suggestions for permanent gypsy and traveller sites in Preston, work commenced to identify potential sites to meet the remaining needs identified in the 2019 GTAA that could not be met by turnover on the authorised Leighton Street site. This included assessing the potential for regularisation of the unauthorised site at Rosemary Lane. A request was made by Preston City Council to the site owners to apply for planning permission. Preston City Council also worked with the community via consultants Arc4 to actively seek site suggestions to meet their growing need. Arc 4 noted information from their work with the community had indicated there may be land with potential to meet future needs and this would be provided to the Council in due course for assessment.
- 3.16 The Councils also commenced work identifying potential Council owned land that could be considered for transit pitches. An initial assessment of these sites was undertaken to determine their suitability.

Regulation 18 Preferred Options

- 3.17 The Central Lancashire Local Plan Preferred Options Consultation took place from Monday 19th December 2022 until Sunday 26th February 2023.
- 3.18 The Preferred Options document outlined strategic policy directions for the emerging Local Plan and also consulted on development requirements for housing and employment, along with potential site allocations to meet these requirements.

Gypsy, Traveller, and Travelling Showpeople Evidence

- 3.19 An updated Gypsy and Traveller Accommodation Assessment (GTAA) was published in November 2022 and formed part of the evidence base for the consultation.
- 3.20 Over the plan period it identified the need for 44 permanent gypsy and traveller pitches in Central Lancashire (10 in Chorley, 34 in Preston and 0 in South Ribble).
- 3.21 This was an increase of 4 pitches from the 2019 GTAA. In Chorley and South Ribble the requirements remained the same as that identified in the 2019 GTAA. The increase of pitches arose in Preston, where the need increased from 30 to 34 pitches.

- 3.22 The pitch requirement in Chorley still related to current and future needs from an existing temporary authorised site at Hut Lane. The GTAA identified that the existing Local Plan allocation for 5 pitches at Cowling Farm and/or the regularisation of the Hut Lane site would address the need.
- 3.23 The pitch requirement in Preston continued to be related to emerging households on an existing authorised site, and current and future requirements on an unauthorised site at Rosemary Lane. The 2019 GTAA identified that the majority of need could be met through turnover on the authorised site, however the 2022 GTAA identified that the site had been transferred to a Cooperative and therefore assumed no turnover on the site to meet needs as the ability to move onto private sites is more restrictive. The GTAA recommended that new sites will need to be identified as there was no potential to expand or intensify existing sites. Regularisation of the unauthorised site was also proposed to meet need and was supported by the Council.
- 3.24 The GTAA recommended that the Councils introduced negotiated stopping arrangements to support any future transit need.
- 3.25 No need for travelling showpeople was identified.

Work Undertaken to Address Needs

- 3.26 A fourth call for sites was undertaken alongside the Preferred Options consultation. No site suggestions for gypsy and traveller sites were received.
- 3.27 Policy Direction 13 of the Preferred Option Paper related to gypsies, travellers and travelling showperson needs. It summarised the need identified in the 2019 GTAA, identified the potential number of pitches available to meet the need and the outstanding unmet need. It stated that this unmet need would be addressed through the identification of additional sites and considering the regularisation of temporary authorised sites.
- 3.28 A total of 100 comments were received in relation to this policy direction. Comments focused on the protection of the Green Belt and emphasised that sites should be allocated in areas that will not put the Green Belt at risk. Comments also stated that further consultation with the gypsy, traveller and travelling showperson communities is needed in order to provide sites that will appropriately meet their needs.
- 3.29 Statutory consultee comments were generally supportive of the policy direction. Through duty to cooperate discussions with neighbouring authorities it was confirmed

that none could address any unmet need for gypsy and traveller pitches in Central Lancashire.

- 3.30 The Preferred Options Paper did not include site allocations for gypsy and traveller pitches. However, in Chorley, it was still proposed that the existing permanent gypsy and traveller allocation in the adopted Chorley Local Plan at Cowling Farm would be rolled forward to the Central Lancashire Local Plan to meet the permanent pitch need identified for Chorley in the 2022 GTAA.
- 3.31 In Preston work continued to identify potential sites to meet the need identified in the 2022 GTAA. Regularisation of the Rosemary Lane site, which was temporary authorised at the time, continued to be considered and it was again promoted to the occupiers of the site to apply for full planning permission. However it was acknowledged that expansion of this site may not be possible, as such additional land may be required to meet the need identified in the 2022 GTAA for the new households expected to form on this site over the plan period.
- 3.32 Preston City Council also reviewed land in its ownership and within the vicinity of existing sites to identify if any land could potentially meet the requirements of the community. In addition, Arc 4 obtained details of two sites proposed by communities in Preston to meet their future need. One site was noted to be within the boundary of Avenham Park and with no suitable access, the other site was not with the Preston City Council boundary, as such could not be considered to meet the Council's needs.
- 3.33 Following the conclusion of the Preferred Options consultation, the Council's explored the most appropriate option for addressing the need for transit pitches. The 2022 GTAA recommended negotiated stopping and did not identify a specific transit pitch need, unlike the 2019 GTAA. The options were:
- 1) Allocate formal transit pitches
 - 2) Introduce a negotiated stopping policy
- 3.34 Both options were explored in detail, with the advantages and disadvantages of each option identified and presented to Members. A formal decision was taken by each Council in September 2023 to implement negotiated stopping rather than allocate transit pitches in the Central Lancashire Local Plan. This approach was in accordance with the recommendations in the 2022 GTAA.

4. Current Evidence of Need in Central Lancashire

4.1 An updated GTAA was published in November 2024. This GTAA informed the submission version of the Central Lancashire Local Plan.

Permanent Gypsy and Traveller Pitch Needs

4.2 The GTAA identifies an overall need for 49 additional Gypsy and Traveller pitches across Central Lancashire over the period 2024/25 to 2040/41 (Chorley 13, Preston 36, South Ribble 0).

4.3 This compares with 44 in the 2022 GTAA, therefore the need has increased by 5 pitches (an increase of 3 in Chorley and 2 in Preston).

4.4 The identified need is in addition to the existing authorised gypsy and traveller pitches in Central Lancashire on the sites identified below:

- Hut Lane, Chorley – a private family site now consented, currently occupied by 3 households but the site has planning permission for the siting of up to 7 caravans.
- Leighton Street, Preston - a previous Council owned site that is now a private site containing 15 pitches.

4.5 The updated need position is detailed below:

Plan Period	Chorley	Preston	South Ribble	Central Lancashire Total
5yr Authorised Pitch Shortfall (2024/25 to 2028/29)	10	17	0	27
Longer-term need				
<i>Over period 2029/30 to 2033/34</i>	<i>0</i>	<i>7</i>	<i>0</i>	<i>7</i>
<i>Over period 2034/35 to 2038/39</i>	<i>1</i>	<i>8</i>	<i>0</i>	<i>9</i>
<i>Over period 2039/40 to 2040/41</i>	<i>2</i>	<i>4</i>	<i>0</i>	<i>6</i>
Longer-term need TOTAL	3	19	0	22
TOTAL NET SHORTFALL 2024/25 to 2040/41	13	36	0	49

4.6 The need identified for Chorley and Preston above relates to future needs (new household formations) on the two authorised sites, and current and future needs on two existing unauthorised sites identified below:

- Town Lane, Whittle-Woods, Chorley
- Rosemary Lane, Preston

Chorley Need

4.7 The need in the GTAA for Chorley is broken down in more detail below.

Plan Period	Pitches Needed	Breakdown of Need
5yr Authorised Pitch Shortfall (2024/25 to 2028/29)	10	6 pitches for new households expected to form on the authorised site at Hut Lane 4 pitches for the households currently living on the unauthorised site at Town Lane
Longer-term need		
<i>Over period 2029/30 to 2033/34</i>	<i>0</i>	
<i>Over period 2034/35 to 2038/39</i>	<i>1</i>	
<i>Over period 2039/40 to 2040/41</i>	<i>2</i>	
Longer-term need TOTAL	3	3 pitches for new households expected to form on the unauthorised site at Town Lane
TOTAL NET SHORTFALL 2024/25 to 2040/41	13	6 pitches for new households expected to form on the authorised site at Hut Lane 7 pitches for households currently living on, and new households expected to form on, the unauthorised site at Town Lane

4.8 The increase in need in Chorley compared to the 2022 GTAA is due to the current and future needs associated with a new unauthorised site at Town Lane, Whittle-le-Woods. The total need arising from this unauthorised site over the plan period is 7 pitches. 4 pitches are needed over the 5 year period 2024/25 to 2028/29 to meet the needs of the households currently living on the site, with a further 3 pitches needed over the remainder of the plan period to meet the needs of new households expected to form on the site.

4.9 The 2022 GTAA identified the need for 10 pitches in Chorley which all related to current and future needs at the site at Hut Lane, which at the time had temporary planning permission for gypsy and traveller pitches. Since publication of the 2022 GTAA, full planning permission has been granted for 3 pitches at Hut Lane with the siting of up to 7 caravans to accommodate households on the site. As the site is now authorised, needs arising from the households currently living on the site have been addressed therefore the need for this site identified in the 2024 GTAA only relates to new households expected to form on the site over the plan period. All of this need for 6 pitches is within the 5 year period 2024/25 to 2028/29.

4.10 The GTAA identifies that the need at the unauthorised site at Town Lane could be met by regularising the site and identifies through discussions with the site owner that it has the potential to meet the needs of both the current households living on the site and the need arising from new households expected to form on the site over the plan period. Therefore, should the site be regularised, the needs arising from that site over the plan period would be met in full.

4.11 Regarding Hut Lane, the GTAA identifies that discussions with the site owner indicate that there is potential to intensify the site with the addition of statics/caravans to help meet future needs from the formation of new households arising from the site.

Preston Need

4.12 The need in the GTAA for Preston is broken down in more detail below.

Plan Period	Pitches Needed	Breakdown of Need
5yr Authorised Pitch Shortfall (2024/25 to 2028/29)	17	8 pitches for the households currently living on the unauthorised site at Rosemary Lane 3 pitches for new households expected to form on the unauthorised site at Rosemary Lane 4 pitches for new households expected to form on the authorised site at Leighton Street 2 pitches for households currently living in bricks and mortar and planning to move into a site
Longer-term need		
<i>Over period 2029/30 to 2033/34</i>	<i>7</i>	
<i>Over period 2034/35 to 2038/39</i>	<i>8</i>	
<i>Over period 2039/40 to 2040/41</i>	<i>4</i>	
Longer-term need TOTAL	19	14 pitches for new households expected to form on the authorised site at Leighton Street 5 pitches for new households expected to form on the unauthorised site at Rosemary Lane
TOTAL NET SHORTFALL 2024/25 to 2040/41	36	18 pitches for new households expected to form on the authorised site at Leighton Street 16 pitches for households currently living on, and new households expected to form on, the unauthorised site at Rosemary Lane 2 pitches for households currently living in bricks and mortar and planning to move into a site

- 4.13 The increase in need in Preston compared to the 2022 GTAA is due to the changing demographics of households living on the Leighton Street authorised site. Two more households than identified in the 2022 GTAA are expected to form on this site over the plan period. The total need identified for this site in the GTAA relates to new households expected to form on the site over the plan period. In total, 18 households are expected to form on the site over the plan period. 4 of these are expected to form in the 5 year period 2024/25 to 2028/29.
- 4.14 The majority of the remaining need relates to the unauthorised site at Rosemary Lane. The total need arising from this unauthorised site over the plan period is 16 pitches. 11 pitches are needed over the 5 year period 2024/25 to 2028/29, 8 of which are to meet the needs of the households currently living on the site, and 3 of which are to meet the needs of the new households expected to form on the site. A further 5 pitches are needed over the remainder of the plan period to meet the needs of new households expected to form on the site.
- 4.15 The GTAA also identifies the need for 2 pitches in the 5 year period 2024/25 to 2028/29 for households currently living in bricks and mortar that are planning to move onto a site.
- 4.16 The GTAA assumes that the identified need arising from the authorised site at Leighton Street over the plan period cannot be met through turnover. It also identifies that there is no potential to expand or intensify the site.
- 4.17 The GTAA identifies that the current need from the existing residents at the unauthorised site at Rosemary Lane (8 pitches) can be met through regularisation of the site. However it identifies that there is no potential to expand or intensify the site to meet the need arising from new households expected to form on the site over the plan period.

Transit Gypsy and Traveller Pitch Needs

- 4.18 The GTAA identifies a need for transit provision in Central Lancashire and recommends that the Councils consider negotiated stopping arrangements to positively manage unauthorised encampment activity. It recommends land to accommodate encampments of up to 5 caravans, encampments of between 6 and 10 caravans and encampments of more than 10 caravans are identified.

Travelling Showpeople Plot Needs

- 4.19 The GTAA does not identify any need for travelling showpeople in Central Lancashire, however it does recommend that the Local Plan includes policies to inform future planning applications for private sites.

5. Approach to Addressing Identified Needs

Submission Central Lancashire Local Plan Policy Approach

Permanent Gypsy and Traveller Provision

- 5.1 Policy HS13 allocates the two existing authorised sites in Central Lancashire, Hut Lane, and Leighton Street, in order to protect them from alternative development. The need identified in the GTAA is in addition to the existing pitches on these sites.
- 5.2 As Hut Lane was granted full planning permission for gypsy and traveller pitches prior to the Regulation 19 consultation, it was no longer considered necessary to carry forward the existing adopted Chorley Local Plan allocation at Cowling Farm. That site was previously allocated to meet the needs arising from the Hut Lane residents. Those needs can now be met on the authorised site.

GTAA Need Met by the Policy

- 5.3 The supporting text to Policy HS13 identifies that it is envisaged that future family needs arising from the Hut Lane site (6 pitches) can be met within the allocation therefore the policy meets the needs arising from this site over the plan period in full. This assumption has been made based on the following:
- The site is not laid out in formal pitches as it is owned and occupied by an extended family.
 - The site is used flexibly as stated in the planning statement for the recent planning application, and the planning permission does not restrict the number of people/households living on the site therefore some of the additional 6 pitch need can be addressed through the existing planning permission. The planning permission is for up to 7 caravans of which no more than 3 can be mobile homes
 - The GTAA states that discussions with the site owner indicate that there is potential to intensify the site further with the addition of statics/caravans to help meet needs arising from the formation of new households on the site.
- 5.4 Chorley Council therefore do not consider that there is unmet need arising from the Hut Lane site to be addressed in the plan period.
- 5.5 The total GTAA need met by Policy HS13 is 6 pitches.

Unmet GTAA Need

5.6 The following need identified in the GTAA is not met by the allocations in Policy HS13:

Site/Source	5 Year Unmet Need (2024/25 to 2028/29)	Total Unmet Need Over Plan Period
Town Lane, Whittle-le-Woods (Chorley)	4	7
Leighton Street (Preston)	4	18
Rosemary Lane (Preston)	11	16
Need from bricks and mortar (Preston)	2	2
TOTAL	21	43

Transit Gypsy and Traveller Provision

- 5.7 In accordance with the recommendation in the GTAA, the Councils have included negotiated stopping in Policy HS13 rather than allocate specific transit pitches. As stated in the policy, each Council will adopt a negotiated stopping policy.
- 5.8 Negotiated stopping is an agreement for travellers to use suitable unused land as a temporary stopping place for a specific length of time. Terms are agreed between the travellers and the Council including the amount of time they can stop on the land and services to be provided by the Council i.e. water, sanitation, and rubbish disposal.
- 5.9 Within the negotiated stopping policy prepared by each Council, a pool of unused sites that can be used for travellers will be identified. This list of sites will comprise of available unused Council owned land and will be continually updated over the Local Plan period. The policy will also identify the maximum length of time travellers can stop on the sites and the facilities that will be provided.
- 5.10 Negotiated stopping is considered a better approach than allocating specific transit pitches as it offers a more flexible approach, with a range of sites available to suit the needs of different travellers. Negotiated stopping is used in other areas, most notably Leeds, and is reported to work well. It has resulted in a lower incidence of illegal encampments, reduced enforcement, eviction and clean-up costs and savings on police time and costs.
- 5.11 It is proposed that the negotiated stopping policies will be prepared prior to commencement of the Central Lancashire Local Plan Examination in Public.

Travelling Showpeople Provision

- 5.12 As there is no need identified in the GTAA, no sites have been allocated. In line with the PPTS and the recommendations of the GTAA, criteria have been added to Policy HS13 to guide any future planning applications.

Strategy for Addressing Unmet Need

- 5.13 A total unmet need of 43 pitches has been identified. 21 of these pitches are needed in the 5 year period 2024/25 to 2028/29.
- 5.14 In accordance with Policy B of the PPTS, Policy HS13 of the Local Plan includes criteria which will be used to determine applications for additional gypsy and traveller sites to meet the unmet need, should further sites be identified. The criteria within Policy HS13 is considered to be positively prepared, fair and will facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.
- 5.15 Further information is provided below on the specific unmet needs identified in the GTAA and how these needs are being addressed.

Town Lane, Whittle-le-Woods, Chorley (7 pitches)

- 5.16 The need arising from this site was unforeseen and has arisen due to unauthorised occupation of the site for gypsy and traveller pitches in 2024. The site has permission in principle for 9 dwellings as such it has been identified as a potential housing allocation throughout the Local Plan process.
- 5.17 The GTAA states that regularisation of the unauthorised site will meet the current (5 year need) and future needs arising from the site. A planning application was validated for the change of use of the site to a 7 pitch family caravan site in June 2024. At the time of publishing this Topic Paper the planning application was still under consideration and is expected to be determined in the coming months. Chorley Council therefore needs to await the decision on the planning application, following which an update can be provided.
- 5.18 If the planning application is approved, the need identified in the GTAA for this site will be met in full.

- 5.19 If the application is refused, and subject to any grant of permission on appeal, Chorley Council may need to undertake further work to address the need generated by this unauthorised site.

Leighton Street, Preston (18 pitches)

- 5.20 The additional need arising from this authorised site over the plan period cannot be met on the existing site as there is no scope for intensification, additional pitches are therefore needed.
- 5.21 Previously it was expected that additional need arising from this site over the plan period could be met through turnover on the site however the site has been transferred to a Cooperative and therefore the latest GTAA assumes no turnover on the site to meet needs as the ability to move onto private sites is more restrictive.
- 5.22 Preston City Council is exploring the possibility of securing land adjacent to this site through the acquisition of land currently in use as a car park as a means of expanding this site. It is anticipated that the additional land could accommodate approximately 6 pitches. Preston City Council is working with Arc 4 to engage with the community to ascertain their interest in expansion onto the adjacent land to meet additional needs arising on site. This work is ongoing and Preston City Council is committed to working with the community to find a solution to meet future need.
- 5.23 If this site is considered appropriate by the community and can be secured, it would meet the 5 year pitch need for this site, however an additional site would need to be identified to meet the needs identified in the GTAA for the remainder of the plan period (14 pitches).
- 5.24 Preston City Council continue to engage via Arc 4 with community groups who have land holdings to find an additional site to meet the remaining pitch need.

Rosemary Lane, Preston (16 pitches)

- 5.25 This site previously had temporary planning permission for 8 pitches but this permission has now expired. The GTAA recommends regularisation of the site to meet the needs arising from households currently living on the site (8 pitches). Preston City Council is committed to considering regularisation of the site and is actively seeking a planning application from the residents. A planning application has not yet been submitted but Arc 4 have communicated Preston City Councils position to the residents and both Arc4 and Preston City Council will continue to engage with them.

- 5.26 In addition to the 8 households currently living on the site, the GTAA identifies the need for an additional 3 pitches in the 5 year period 2024/25 to 2028/29, and an additional 5 pitches over the remainder of the plan period to meet the needs of new households expected to form on the site in that period. Additional pitches are therefore needed.
- 5.27 Preston City Council is in active negotiations with the family occupying the site to explore expansion of the site, but currently information from Arc 4 would indicate that there is no potential to acquire additional land at Rosemary Lane to expand the site. Preston City Council is continuing to engage with the community via Arc 4 to consider who may have land holdings to find an alternative site.

Need from Bricks and Mortar, Preston (2 pitches)

- 5.28 The GTAA identifies that 2 households in Preston currently living in bricks and mortar wish to move onto a gypsy and traveller site. This need is within the 5 year period 2024/25 to 2028/29. It is considered that this need can be accommodated within the proposed expansion to the Leighton Street site or on a new site identified.

6 Conclusion

Permanent Gypsy and Traveller Provision

- 6.1 The GTAA published in November 2024 identifies the need for 49 additional permanent gypsy and traveller pitches in Central Lancashire over the plan period. 13 of these pitches are needed in Chorley and 36 of these pitches are needed in Preston. No need is identified in South Ribble. The table below provides a breakdown of the identified need.

Site/Source	Authorised	Pitch Need over the Plan Period	Pitch Need Met by Policy HS13	Total Unmet Need	5 Year Unmet Need
Hut Lane, Heath Charnock, Chorley	Yes	6	6	0	0
Leighton Street, Preston	Yes	18	0	18	4
Town Lane, Whittle-le-Woods, Chorley	No	7	0	7	4
Rosemary Lane, Preston	No	16	0	16	11
Need from Bricks and Mortar, Preston	-	2	0	2	2
TOTAL		49	6	43	21

- 6.2 Policy HS13 of the submission version of the Central Lancashire Local Plan allocates two permanent gypsy and traveller sites that are currently authorised. The GTAA states that the additional need generated on the Hut Lane site can be met through the intensification of the allocated site, therefore there is no unmet need over the plan period for this site. However it states that the additional need generated on the authorised site at Leighton Street cannot be met on the site, therefore a new site is needed. The remaining unmet need is generated by the current and future needs on the two unauthorised sites and need from households currently living in bricks and mortar.
- 6.3 There remains unmet need of 43 pitches, 21 of which are in the 5 year period 2024/25 to 2028/29. This Topic Paper identifies the strategy for addressing this unmet need.
- 6.4 The strategy identifies specific options being explored to address the pitch need over the plan period 2024/25 to 2028/29, and options for meeting the remaining need over the remainder of the plan period.

Strategy for Addressing 5 Year Pitch Need 2024/25 to 2028/29

- Continue to address proposals to regularise the two current unauthorised sites (Town Lane and Rosemary Lane) to meet the needs of the current households living on the sites; and
- Continue to explore the specific options identified to expand the Leighton Street and Rosemary Lane sites in Preston to meet the need from new households expected to form on the sites in the 5 year period; and
- Continue to work with Arc4 and the community to identify new sites to meet the need from new households expected to form on the Leighton Street and Rosemary Lane sites in the 5 year period, should the expansion of one or both of the sites not be possible, and to meet the need from the existing households on the Rosemary Lane site should regularisation of the site not be considered appropriate.

Strategy for Addressing Pitch Need for the Remainder of the Plan Period 2029/30 to

- Seek to identify suitable additional sites or broad locations for permanent gypsy and traveller pitches to meet the needs for the remainder of the plan period, with a commitment to review the Local Plan within five years from adoption; and
- The inclusion of a criteria based policy (criteria 4-5 of Policy HS13) in accordance with Policy B of PPTS to provide a basis for decisions for any applications that come forward for permanent gypsy and traveller pitches. The criteria within Policy HS13 are considered to be positively prepared, fair and will facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.

Transit Gypsy and Traveller Provision

- 6.5 As recommended in the GTAA, transit needs are being addressed through the introduction of negotiated stopping in Policy HS13 of the Central Lancashire Local Plan. Each Council will adopt a negotiated stopping policy identifying a list of sites available for temporary use by travellers, the maximum length of time travellers can stay on the sites, and the facilities to be provided.
- 6.6 It is proposed that the negotiated stopping policies will be prepared prior to commencement of the Central Lancashire Local Plan Examination in Public.

Travelling Showpeople Provision

- 6.7 No need for travelling showpeople was identified in the GTAA therefore the Central Lancashire Local Plan does not include any travelling showpeople allocations. However, Policy HS13 includes criteria for determining any future planning applications that are submitted in accordance with Policy B of PPTS and the recommendation in the GTAA.