



**Local Plan Task Group**  
**Monday, 8th January, 2024 at 9.30 am**  
**in the Council Chamber, Town Hall, Saturday Market  
Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary  
Documents**

1. **Cabinet Report: Local Plan Review – Gypsy and Traveller Potential  
Sites and Policy Consultation (Pages 2 - 11)**

**Contact**

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# Gypsies and Travellers Potential Sites and Policy Consultation

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Agenda Item 8

Borough Council of  
King's Lynn &  
West Norfolk



# Consultation Period

The Consultation on the Gypsy and Traveller Potential Sites and Policy begins on the **26<sup>th</sup> January and last for 6 weeks until the 8<sup>th</sup> March 2024.**

There will be four documents subject to the consultation:

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1. The Gypsy and Traveller Potential Sites and Policy Consultation Document
2. The Gypsy and Traveller Site Assessment Document
3. The Gypsy and Traveller Sustainability Appraisal
4. The Gypsy and Traveller Strategic Flood Risk Assessment Level 2.



# How is the Council Proposing to Meet the Accommodation Needs for the Gypsy and Traveller Community?

- There is a need for 97 Pitches over the Plan period 71 of which need to be provided in the first 5-years of the Plan (until 2027).
- There is a need for 5 plots for Travelling Showpeople over the Plan period of which 4 need to be provided in the first 5-years of the Plan.
- The Council are proposing to meet this need through a combination of:
  1. Trying to accommodate the needs on existing sites where a need has arisen; and
  2. Seeking to authorise those existing unauthorised/tolerated sites where a need has arisen; and
  3. Seek to identify any extensions to existing sites or 'broad locations' for growth, where appropriate; and
  4. Allocate new sites to accommodate any residual need, where appropriate.



# How Has the Council Assessed the Sites?

- The Council has prepared a Site Assessment Document, which identifies all existing and potential Gypsy and Traveller sites the known planning issues across the Borough.
- This methodology largely follows that for the housing and employment sites in the emerging Local Plan. There are some exceptions due to the nature of these sites.
- A Strategic Flood Risk Assessment has been produced to to consider site specific flood risk.
- A Sustainability Appraisal has been produced to assess the sites' suitability in terms of sustainable development (economic, social and environmental).
- The Site Assessment document is considered a 'live' document and will be updated as we receive consultation responses and other information.



# Potential Intensification of Existing Sites

Ref	Site Name/address	Indicative Number of additional Pitches in relation to their existing capacity
GT05	19 - 121 Magdalen Road, Tilney St Lawrence	1
GT11	Homefields, (Western Side, Goose Lane), Walpole St Andrew	1
GT17	Land at The Lodge, Small Lode, Upwell	1
GT18	Land at 2 Primrose Farm, Small Lode, Upwell	5
GT20	Land at Botany Bay, Upwell	1
GT21	Land at Four Acres, Upwell	1
GT28	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	2
GT34	Land at Creaksville, South Creake	1
GT35	Land at Green Acres, Upwell	2
GT39	Land at Oak Tree Lodge, The Common, South Creake	3
GT42	Land at Red Barn, Cowles Drove, Hockwold cum Wilton	3
GT54	Land at the Pines, Whittington	1
GT55	Land at Victoria Barns, Basin Road, Outwell	1
GT56	Wheatley Bank, Walsoken (South of Worzals paralell to A47)	9
GT59	Land at Spriggs Hollow, Wiggenhall St Mary Magdalen	4
GT66	Land at Brandon Road, Methwold	1

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# Potential Broad Locations for Growth

Ref	Site Name/address	Indicative Number of Pitches for the Broad Location in relation to their capacity
GT14 (Broad Location)	Land to the rear of West Walton Court, Blunts Drove, Walton Highway (Public Site)	10
GT17 Broad Location	Land to the rear of The Lodge, Small Lode, Upwell	13
GT18 Broad Location	Land to the rear of 2 Primrose Farm, Small Lode, Upwell	8
GT21 Broad Location	Land to the rear of Four Acres, Upwell	4
GT37 Broad Location	Land to the rear of Green Acres, Small Lode, Upwell	7
GT38 Broad Location	Land to the rear of Green Acres, Small Lode, Upwell	10
F3.1	Land at Wisbech Fringe Strategic Allocation	10



# Potential Formalisation of Existing Unauthorised Sites

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Ref	Site Name/address	Number of Pitches to be Authorised
GT09	The Stables, Walpole St Andrew	1
GT33	Land Next to Clydesdale, Biggs Road, Walsoken	1
GT43	Homefield, Common Rd South, Walton Highway	1
GT59	Spriggs Hollow, Wiggenhall St Mary Magdalen	1





# Potential New Sites

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Ref	Site Name/address	Indicative Number of Pitches in relation to their capacity
GTRA(B)	Land at Station Road, West Dereham	10
GTRA(C)	Land to the West of Country Park Travellers Site Wheatley Bank, Walsoken	1



# Potential Intensification of Existing Gypsies, Traveller and Showpeople Sites

Ref	Site Name/address	Indicative Number of additional Plots in relation to their existing capacity	
10	GT25	Land at the Oaks, Northwold	1
	GT62	Land at Redgate Farm, Magdelan Road, Tilney St Lawrence	2
	GT67	Llamedos - Syderstone	1



# Conclusion and Summary

- There remains a significant for additional Local Plan site allocations, to meet accommodation needs for Gypsies, Travellers and Travelling Showpeople (97 pitches)
- Most need (71 pitches) is within the next 5-years (by ⇒ 2027/28)
- Most need is concentrated in the Wisbech area (Outwell, Upwell and Walsoken parishes)
  
- Questions?

