



**Regeneration and Development Panel**  
**Wednesday, 10th January, 2024 at 6.00 pm**  
**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. **Baxter's Plain Presentation** (Pages 2 - 11)
2. **Planning for Gypsy and Traveller Accommodation Presentation** (Pages 12 - 19)

**Contact**

Democratic Services  
Borough Council of King's Lynn and West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX  
Tel: 01553 616394  
Email: [democratic.services@west-norfolk.gov.uk](mailto:democratic.services@west-norfolk.gov.uk)

# Baxters Plain

2

Duncan Hall – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Borough Council of  
King's Lynn &  
West Norfolk

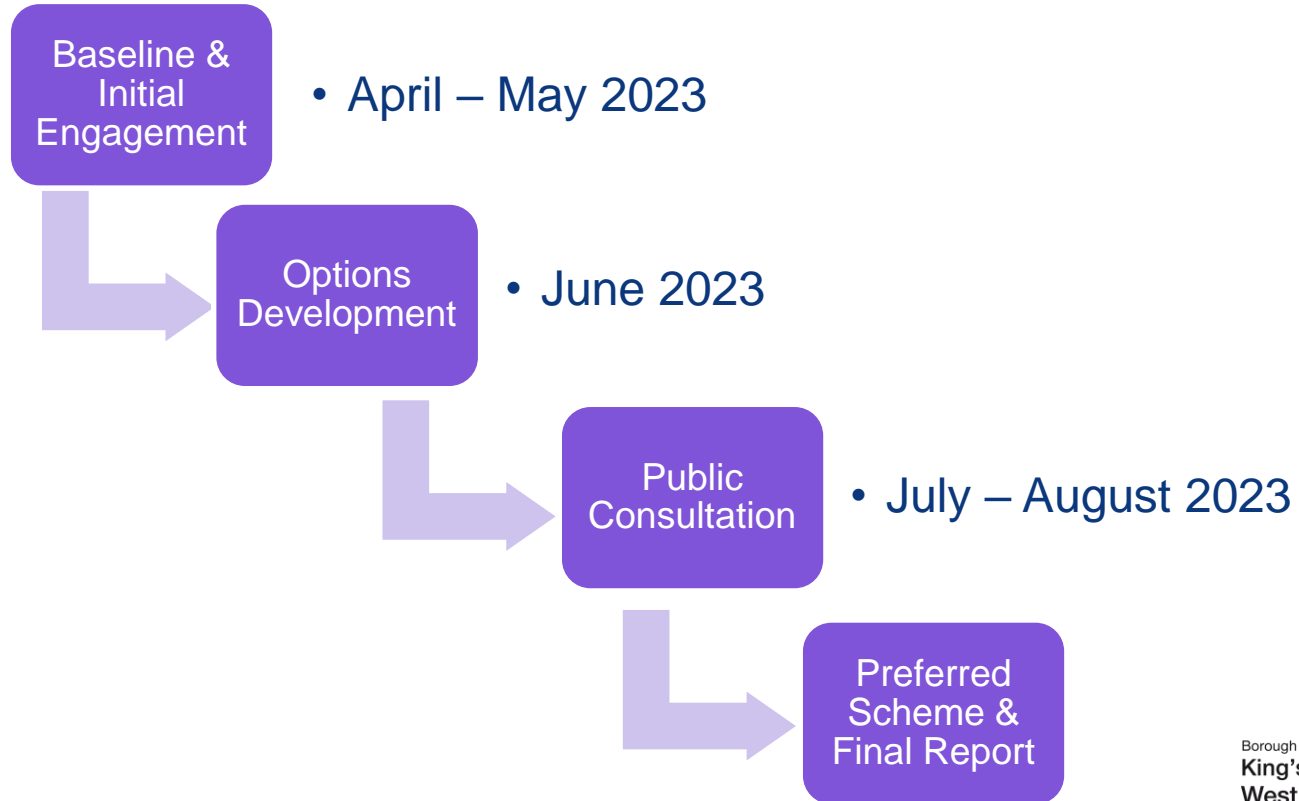


# Background

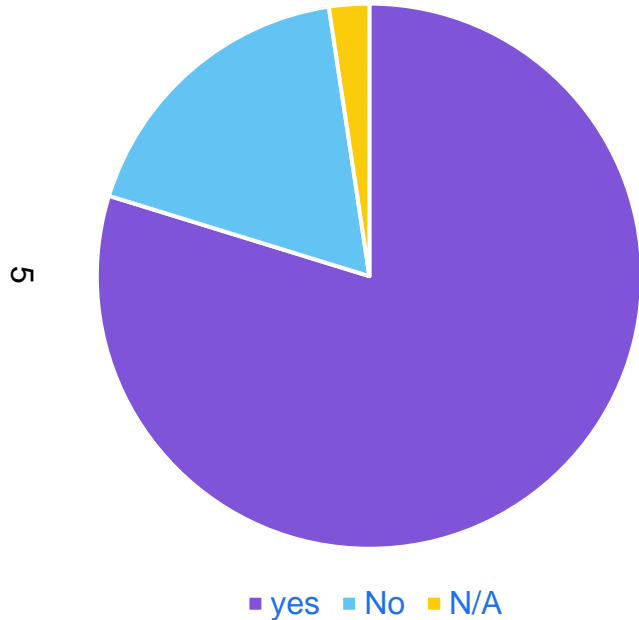
- Brief for commission developed with the KL Public Realm & Repurposing Working Group
- BDP Commissioned to undertake Feasibility Study April 2023
- Co-funded by UKSPF, Borough Council & Norfolk County Council
- ω • Key stakeholder consultation inc face to face interviews with nearby properties & businesses
  
- **Objective to;**
  - develop concept design to align / inform emerging design proposals for Multi-User Community Hub
  - develop scheme in preparation to respond to available funding



# Timeline



# Consultation



**Support for proposals**

## Key Points Raised:

1. More provision for cycle parking
2. Car parking spaces (provision elsewhere and cheaper rates ) to bring in footfall to the town
3. Include Water fountains and play elements.
4. More seating and some covered seating spaces
5. Coherence and continuity in the paving in addition to differentiation in paving for shared surface
6. Market square and square for events
7. More greening and planting
8. Sustainable lighting and others ... charging facilities.



Cycle parking provision inside the new community centre

Further discussion with Vancouver estate

Art Feature to incorporate play

Benches not very well used under the trees

Tree is preventing people using the seats

Opportunity for murals

Future plans of buildings and access

Lane to be redesigned

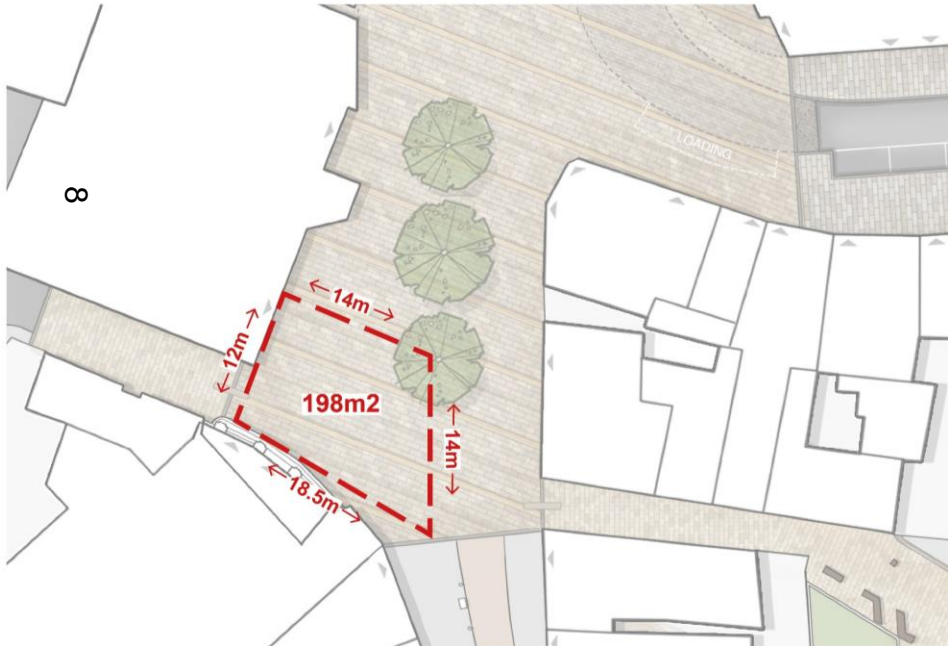
9





# Public Space Expansion

## Existing



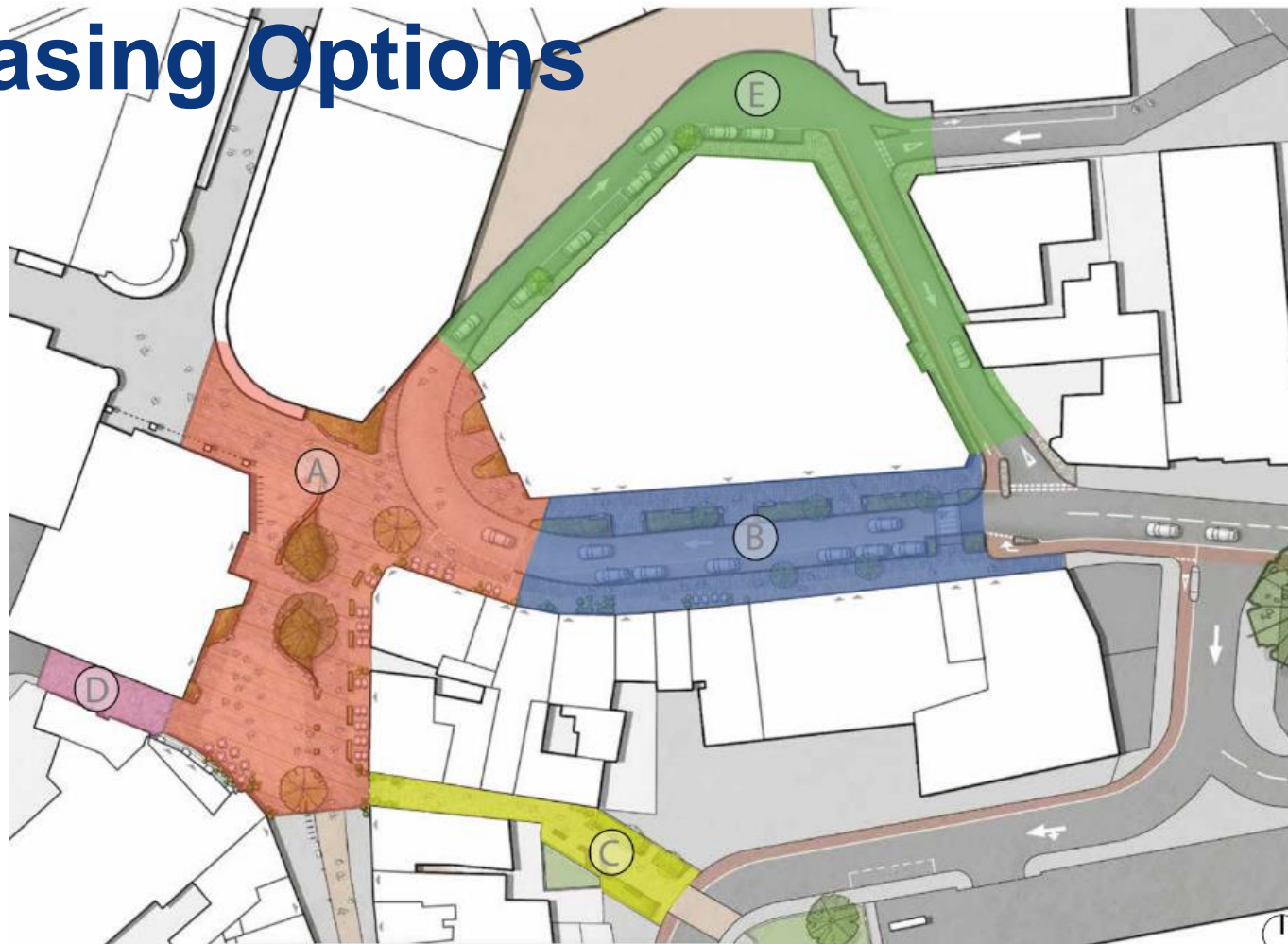
## Proposed





# Phasing Options

6



# Next Steps

- 10 Final Report to be endorsed by West Norfolk Transport & Infrastructure Steering Group (February 2024)
- Agree delivery strategy;
  - Next stage of detailed design required (subject to funding)
- Explore routes to funding

# Questions?



# Planning for Gypsy & Traveller Accommodation

10 January 2024

12

Agenda Item 8

Borough Council of  
King's Lynn &  
West Norfolk



# Legal Requirements

## The Housing Act 2004

- Places a duty on local housing authorities to undertake regular assessments of the accommodation needs of Gypsies and Travellers either living in, or resorting to their area
- Requires local authorities to include the needs of Gypsies and Travellers in any housing strategy they produce and to take any such strategy into account in exercising their functions

13

# Legal Requirements

## Equality Act 2010

- Romany Gypsies and Irish Travellers are covered by the protected characteristics of race. Local authorities have a duty under this Act to **actively** seek to eliminate unlawful discrimination, advance equality of opportunity and promote good race relations

14

## Public Sector Equality Duty

- Duty on public authorities to consider how their policies and decisions affect people who are protected under the Equalities Act

# Policy Requirements

## Those that meet the definition for planning purposes in terms of National Planning Policy:

- a 5-year supply of specific deliverable sites through allocations
- specific developable sites for years 6-15 of a local plan
- 15 • Where there is no identified need, criterion-based policies should be included

## Those that do not meet the definition for planning purposes:

- Travellers who no longer travel and therefore no longer fall under the planning definition
- Still need to provide culturally suitable housing under the requirements of the Equality Act.
- Housing need to be assessed as part of the wider housing needs of the area and usually addressed through criteria-based policies.

# Gypsy and Travellers Accommodation Assessment (GTAA) 2023

- Identified Gypsy & Traveller and Travelling Showpeople sites
- Identified the number of pitches/plots
- 01• Undertook interviews
  - Identified households that met the planning definition
  - Identified those that didn't
  - Determined current and future needs.



# Need by year periods

Year Period	Dates	Need (Pitches)	Need (Plots)
0-5	2023-2027	71	4
6-10	2028-2032	10	-
11-15	2033-2037	11	1
16-17	2038-2039	5	-
<b>0-17</b>	<b>2023-2039</b>	<b>97</b>	<b>5</b>

\*was previously 76 pitches and 102 over the plan period.

# How is the Council Planning to Meet 5-year Accommodation Needs?

- Identify existing authorised sites/yards that are capable/suitable to accommodate additional pitches/plots to meet the needs of the families on those sites = **37 pitches**
- formalise long standing tolerated and unauthorised sites where there is an identified current or future need = **4 pitches**
- <sup>18</sup>• Identify new sites (West Dereham and Wheatley Bank) for Gypsy and Traveller use = **11 pitches** still short of **19 pitches to meet the 5-year need**.
- Identify other potential land/sites through 'Broad Locations' for growth (**which could accommodate up to 60 pitches**) to potentially accommodate the remaining need.
- The strategy is to consult on all of the above sites/locations to provide flexibility to the finalised list of allocated sites in March 2024.

# 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:

19

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.

