

Borough Council of  
**King's Lynn &  
West Norfolk**



# **Local Plan Task Group**

## **Agenda**

**Monday, 8th January, 2024  
at 9.30 am**

in the

**Council Chamber  
Town Hall  
Saturday Market Place  
King's Lynn**

Available to view on:

<https://www.youtube.com/user/WestNorfolkBC>



**King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX**  
**Telephone: 01553 616200**

21 December 2023

Dear Member

**Local Plan Task Group**

You are invited to attend a meeting of the above-mentioned Task Group which will be held on **Monday, 8th January, 2024 at 9.30 am** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

**AGENDA**

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 4 - 9)
3. **Matters Arising**
4. **Declarations of Interest** (Page 10)

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

**5. Urgent Business**

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

**6. Members Present Pursuant to Standing Order 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

**7. Chair's Correspondence (if any)**

**8. Cabinet Report: Local Plan Review – Gypsy and Traveller Potential Sites and Policy Consultation (Pages 11 - 129)**

**9. Date of Next Meeting**

To be advised.

To:

**Local Plan Task Group:** R Blunt (Deputy Chair), M de Whalley, S Everett, B Jones, J Moriarty (Chair), T Parish, A Ryves, S Sandell and Mrs V Spikings

**Officers**

Alexa Baker, Monitoring Officer  
Stuart Ashworth, Assistant Director  
Michael Burton, Principal Planner (Policy)  
Luke Brown, Interim Senior Planning Officer

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**LOCAL PLAN TASK GROUP**

**Minutes from the Meeting of the Local Plan Task Group held on  
Wednesday, 22nd November, 2023 at 1.30 pm in the Council Chamber,  
Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor J Moriarty (Chair)  
Councillors R Blunt, M de Whalley, S Everett, B Jones, T Parish, A Ryves and  
S Sandell

**Officers:**

Luke Brown, Interim Senior Planning Officer  
Michael Burton, Principal Planner (Policy)  
Claire May, Planning Policy Manager  
Wendy Vincent, Democratic Services Officer

1 **APOLOGIES**

An apology for absence was received from Councillor Mrs Spikings.

2 **NOTES OF THE PREVIOUS MEETING**

[Click here to view a recording of this item on You Tube](#)

The notes of the meeting held on 10 October 2023 were agreed as a correct record.

3 **MATTERS ARISING**

There were no matters arising.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor A Kemp was present under Standing Order 34.

7 **CHAIR'S CORRESPONDENCE (IF ANY)**

There was no Chair's correspondence.

8 **LOCAL PLAN - CONSULTATION ON ADDITIONAL EVIDENCE UPDATE**

[Click here to view a recording of this item on You Tube](#)

The Planning Policy Manager presented the report and explained that it provided a summary of the representations received to the consultation on the additional evidence base documents that formed part of the supporting evidence base for Local Plan currently at Examination. The consultation was undertaken between 8 September and 20 October 2023.

The Task Group was informed that 51 representations had been received with around 450 separate comments, details (summary comments, and the Council's response to each) were set out at Appendices 1 to 8 attached to the report.

The Planning Policy Manager explained that the report set out the main issues under each of the topic papers. A lot of the comments had repeated representations that had been made at an earlier stage of the Local Plan process, some of the comments did not relate to the consultation documents. All comments had been included in the appendices to the report and had been submitted to the Planning Inspectors for their consideration and likely to issue the Agendas and timetables and additional questions and issues as a result of the representations at the end of January/early February 2024.

The Chair thanked the Planning Policy Manager for the report and invited questions and comments from the Panel, a summary of which is set out below.

The Chair commented on the section on the representations form – wishing to be heard at the Examination Hearing and asked when a decision would be made. In response, the Planning Policy Manager explained that the Planning Inspectors would determine who would be invited to attend and make representations at the hearing. The Task Group was advised that written representations would be considered in the same way as verbal representations made at the Examination Hearing.

Under Standing Order 34, Councillor Kemp addressed the Task Group and asked the following questions/made the following comments:

1. Hardings Way and the proposal for up to 50 houses, Policy E1.10 and the issue of flood risk and added that the 7 already built

were not permitted to have any ground floor living accommodation because of the high flood risk and with climate change the Council should not be building houses with the high flood risk.

2. Change of settlement hierarchy for the West Winch Growth Area (WWGA) into the King's Lynn Regional Sub-Centre. Change of West Lynn from the King's Lynn Regional Sub Centre into a Tier 3 village and asked if this recognised/was affected any of the parish boundaries.
3. Ongoing concerns regarding traffic congestion around King's Lynn and the transport study which had been undertaken.

The Chair invited officers to respond to the questions/comments made by Councillor Kemp above.

In response, the Planning Policy Manager explained that the evidence base study on transport was prepared by the Highways Authority and undertaken in accordance with the Regulations and had been submitted to the Planning Inspector and would take Councillor Kemp's representation into consideration through the Examination Hearing.

With regard to Hardings Way, the Planning Policy Manager explained that it was a housing supply paper and at the previous Examination Hearing when the site E1.10 was discussed following the matters and issues and questions published by the Inspector prior to the previous hearing session. As a result the Inspector issued an action note at the end of hearings (22 December). Within the action note the Inspectors asked the Council to have a look again at the site boundary because of the discussions at the Examination Hearing and to reduce the site boundary and to present that update to the deliverability note. The work had been completed and housing supply update paper that went out to consultation detailed the revised site boundary which reduced the site from 3.8 hectares to just under 2.

The Planning Policy Manager confirmed that the Local Plan did not affect/was not affected by parish boundaries.

In response to comments made on the changes to the documents resulting from the consultation, the Planning Policy Manager outlined the minor changes within the topic papers.

**RESOLVED:** The Local Plan Task Group noted the representations received.

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## **LEVELLING UP AND REGENERATION ACT**

[Click here to view a recording of this item on You Tube](#)

The Principal Planner (Policy) gave a presentation (copy attached to the Agenda).

The Chair thanked the Principal Planner (Policy) for the presentation and invited questions and comments from the Task Group, a summary of which is set out below.

In response to questions from Councillor Blunt regarding the proposed changes affecting the preparation of the current Local Plan, the Principal Planner (Policy) explained that the current Local Plan would continue to proceed under the current system. The Task Group was advised that there would be a transitional period up to the end of June 2025 to adopt Local Plans under the current system.

Following a further question from Councillor Blunt on whether the proposed changes would affect current neighbourhood plans being developed, the Principal Planner (Policy) explained that at some stage neighbourhood plans would be covered by a transitional period and highlighted that this would continue until the regulations (secondary legislation, detailing how the 2023 Levelling Up and Regeneration Act should be implemented had been adopted.

The Chair, Councillor Moriarty commented that the Local Plan was a rolling exercise and that over the coming months the current Local Plan would be revised. The Chair asked if the proposed changes would have any impact on the process. In response, the Principal Planner (Policy) explained that there could be as the content of the Local Plan was around the Management Development Policies (NDMPs) and it is expected that the most development management policies from the current Local Plan would be replaced by NDMPs resulting in a shorter Local Plan.

The Principal Planner (Policy) responded to questions from Councillor Ryves in relation to the requirement for the Council to maintain a 5 year land supply. The Planning Policy Manager added that changes would be consulted on if it was up to date or the Local Plan was less than 5 years old would be reduced to 4 years.

Councillor de Whalley asked if the Local Plan was adopted ... and asked if the most recent adopted document would be gospel. In response, the Principal Planner (Policy) advised that this would not change.

Following questions from Councillor Blunt regarding the NPPF and the 3 year Local Plan which would take precedent. In response, the Principal Planner (Policy) explained that in his view it would be the legislation would dictate that the NDMPs would take precedence over the NPPF. The Planning Policy Manager added that the NMDP would make the local plan process simpler and look to standardise policies and consult on the proposed policies which the Borough Council could make comments on in due course and confirmed that the NDMPs would have precedence over the NPPF.

Under Standing Order 34, Councillor Kemp addressed the Task Group and asked if the proposed changes to the NPPF would allow the ability for community engagement in the decision making process. In response, the Principal Planner (Policy) explained that it would allow community engagement (as is currently the case) but would not change principles of development land allocation/plan making.

Following further questions from Councillor Kemp on community engagement, the Principal Planner (Policy) advised that the community would always be involved on discussions around infrastructure.

**RESOLVED:** The Task Group noted the content of the presentation.

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### **UPDATE ON PLANNING FOR GYPSY AND TRAVELLER ACCOMMODATION**

[Click here to view a recording of this item on You Tube](#)

The Interim Senior Planning Officer reminded Members that at the last meeting the Council undertook to carry out a call for sites, the exercise had resulted in 5 new sites put forward. In parallel, the Council had assessed if there was any Borough Council land available and had also contacted the Norfolk County Council to ascertain if they had any available land to be assessed for Gypsy and Travellers Accommodation. The Task Group was advised that the process was ongoing. In addition, an exercise was being carried out to systematically/objectively assess all existing sites and those which had come forward.

The Task Group was reminded that there was a requirement for the Council to provide a 5 year land supply to meet the need for Gypsy and Travellers and travelling show people and advised that out of the document it was the Council's aim to provide that supply or provision of land in the site options document proposed for consultation to start in early 2024. The Task Group was informed that the need for gypsies and travellers was 76 pitches and 5 pitches for travelling Show-people. Over the Plan period a total of 102 pitches were required. From the work being undertaken in assessing the sites the Council was confident it could meet the 5 year need for gypsies and travellers and travelling Show-people through new site allocations.

In conclusion, the Interim Senior Planning Officer explained that a further update would be presented to the Task Group in December 2023/early January 2024 (date to be confirmed).

In response to a question from the Chair, the Interim Senior Planning Officer confirmed that the Inspector would hear the evidence on the Gypsy and Traveller Policy at hearings at the end of June 2024, following hearings for other Local Plan matters, issues and questions.



The Planning Policy Manager outlined the timetable for the Examination Hearing currently scheduled for June 2024 and advised that details had been published on the Council's website.

A Task Group would need to be scheduled mid-December 2023/early January 2024 before Cabinet on 15 January 2024.

The Chair thanked officers for the update and invited questions from the Task Group, a summary of which is set out below.

In response to questions and comments from Councillor Blunt on the consultation process and whether any Parish Council presentations or roadshows had been scheduled, the Planning Policy Manager explained that currently there were no presentations or roadshows scheduled but a Parish Briefing could be programmed. Councillor Blunt commented that this would be a helpful approach to inform Parish Councils.

Following questions from Councillor de Whalley on the number of new sites and only one required, the Interim Senior Planning Officer explained that all sites were put forward had been through the assessment process and that the main issue identified was flooding and was a challenge when life was at risk. The Task Group was informed that all new sites had been through a flood risk assessment and a sustainability appraisal. Some sites were located in flood zone 2, medium risk of flooding and did not necessarily preclude development. Instead, it meant that the depth and velocity of the water on those sites had to be considered.

The Interim Senior Planner explained that majority of the existing sites were in EA flood zone 3 which in most instances without climate change was over a metre depth, rising to 1.5 metres taking account of climate change. Therefore from a vulnerability point of view these depths presented a significant risk (potentially to life). It was highlighted that some of the sites put forward were in flood zone 2 and the depth was only 10 cm and explained that although there was a risk of flooding, the risk to life was limited and it maybe that there were suitable for allocation with mitigation. These issues had presented a challenge because for gypsies and travellers because they were classed as semi-permanent and in mobile accommodation, therefore classified as at greater vulnerability/risk than dwellings.

11 **DATE OF NEXT MEETING**

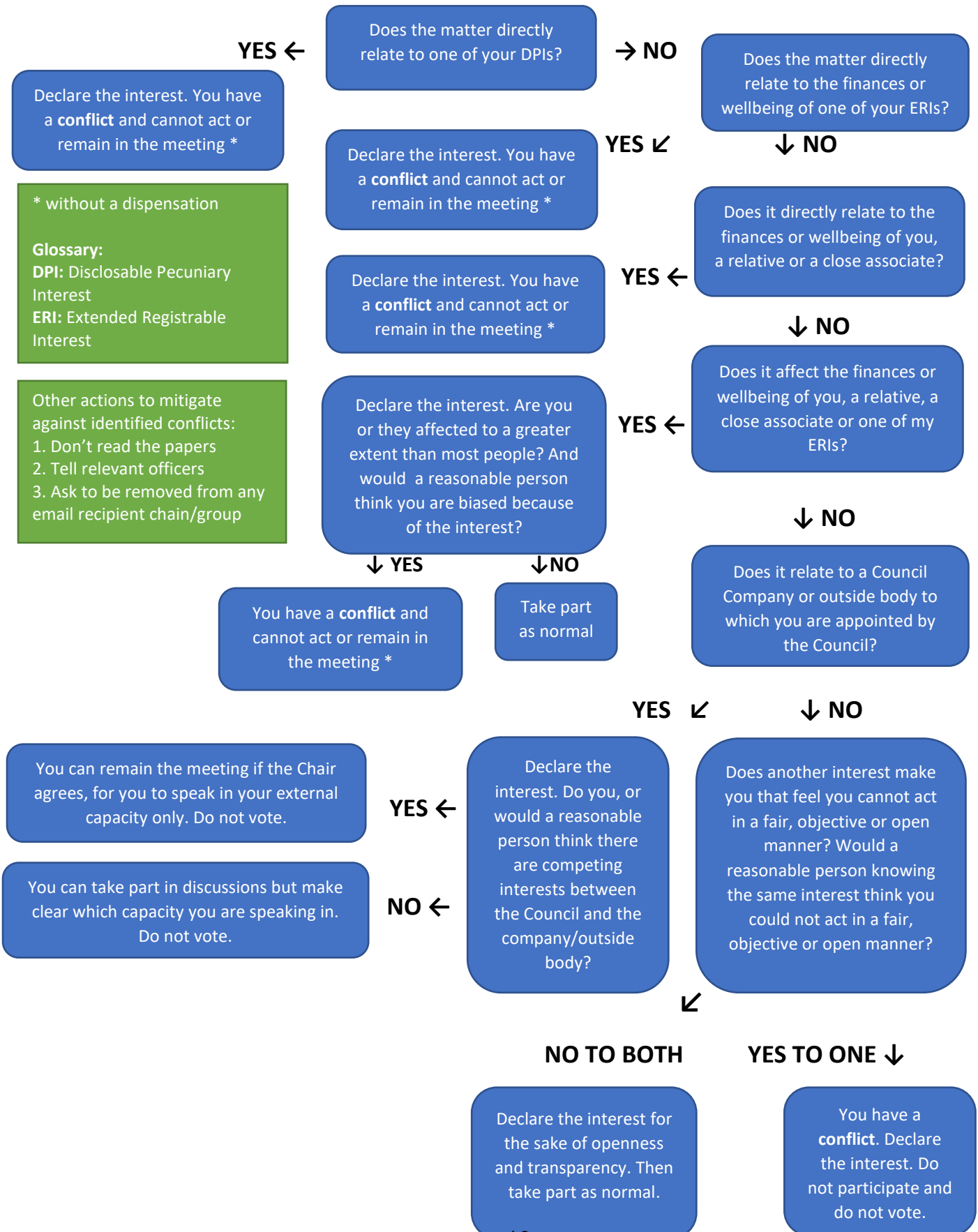
Date to be advised.

**The meeting closed at 2.10 pm**

**DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART**



**START**



**REPORT TO CABINET**

<b>Open/Exempt</b>		Would any decisions proposed :		
<b>Any especially affected Wards</b>	Mandatory/	Be entirely within Cabinet's powers to decide	YES/NO	
	<del>Discretionary/</del>	Need to be recommendations to Council	<del>YES/NO</del>	
	<del>Operational</del>	Is it a Key Decision	<del>YES/NO</del>	
<b>Bircham with Rudhams Denver Emneth with Outwell Feltwell Methwold Tilney, Mershe Lande and Wiggshall Upwell, Outwell and Delph Walsoken, West Walton and Walpole</b>				
Lead Member: <i>cllr.James.Moriarty@West-Norfolk.gov.uk</i>		Other Cabinet Members consulted: Cllr Terry Parish, Cllr Stuart Dark, Cllr Francis Bone and other cabinet members		
		Other Members consulted: Local Plan Task Group		
Lead Officer: Stuart Ashworth <i>Stuart.ashworth@west-norfolk.gov.uk</i>		Other Officers consulted: Planning policy team, Development Management Team, Strategic Housing Team, Planning Enforcement		
Financial Implications <del>YES/NO</del>	Policy/Personnel Implications <del>YES/NO</del>	Statutory Implications <del>YES/NO</del>	Equal Impact Assessment <del>YES/NO</del> If YES: Pre-screening/ Full Assessment	Risk Management Implications <del>YES/NO</del>
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s) .				

Date of meeting: 15 January 2024

**LOCAL PLAN REVIEW – GYPSY AND TRAVELLER POTENTIAL SITES AND POLICY CONSULTATION**

**Summary**

As part of the Local Plan process, the council has produced a draft consultation document on proposed locations to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough. It incorporates the list of existing sites across the borough, the methodology used for assessment, those sites that are preferred to accommodate the identified needs and planning policies to manage such developments over the plan period to 2039. This is an essential part of the Local Plan process, and this work must be carried out before the Local Plan can be adopted.

This report to Cabinet seeks authority to proceed with a consultation on potential sites. The consultation would run for 6 weeks, and would help to inform a final proposed Gypsy, Traveller and Travelling Showpeople policy, which will be submitted to Cabinet for approval in April 2024, to be submitted for formal Examination in July 2024.

**Recommended that:**

1. Cabinet endorses the draft Gypsy, Travellers and Travelling Showpeople Potential Sites and Policy document, the Gypsy and Traveller Site Assessment Document, the associated Strategic Flood Risk Assessment and the Sustainability Appraisal, for consultation, for a period of 6 weeks from the 26<sup>th</sup> January until the 8<sup>th</sup> March 2024.
2. That delegated authority be granted to the Portfolio Holder for Development and Regeneration, and the Assistant Director – Environment & Planning, to include minor amendments as required to the consultation document prior to consultation starting at the end of January.

**Reason for Decision**

The Borough Council must allocate land to meet the accommodation needs for Gypsies, Travellers and Showpeople through the replacement Local Plan. The Local Plan is unlikely to be found sound at examination if insufficient land is allocated to address this need.

Cabinet approval is being sought to publish potential site allocations for consultation. It is also seeking authority to make minor amendments to the consultation document as necessary for clarity ahead of the formal consultation period. Following the consultation, and after a further assessment, Full Council will need to endorse the final preferred site-specific allocations for submission to the Planning Inspectors as part of the ongoing Local Plan examination.

**1. Background**

- 1.1 In January 2023, the Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) to support the examination of the emerging Local Plan. This study provides the evidence on the accommodation need for Gypsies, Travellers and Travelling Showpeople that we will plan for until 2039.
- 1.2 The GTAA is an essential requirement of the Local Plan, and need must be met as part of the Local Plan process. National guidance on this is provided in the Government’s planning policy for traveller sites (PPTS).
- 1.3 The information provided in the GTAA is based on interviews with Gypsies, Travellers and Travelling Showpeople that were undertaken on sites and yards across the Borough. It identifies accommodation need for households that meet the planning definition of Gypsy and Travellers and Travelling Showpeople as required by National Planning Policy; households who do not; and households that are undetermined. Those

household needs that do not meet the definition or are undetermined will be managed in accordance with proposed policies in the consultation document and other Local Plan policies under examination.

1.4 The GTAA identified a need for 102 pitches over the plan period, but importantly 76 of these were identified to be provided within the first 5 years of the plan. It should be noted that the PPTS states that there is a requirement to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of sites, so it is particularly important that this need is met early within the plan period.

1.5 Since the publication of the GTAA, two appeal decisions for existing sites has resulted in the number of pitches required over the plan period and within the first 5-years being reduced from 102 to 97 and 76 to 71 respectively. This figure could also change further with pending applications and appeals in the system.

### ***Gypsy and Traveller Accommodation Requirements to 2039***

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

### ***Gypsy Traveller and Travelling Showpeople Accommodation Requirements to 2039***

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

1.6 In response to the GTAA, when assessing potential sites, site-specific constraints such as access issues, access to local services and flood risk have been assessed. The assessment of sites has then identified whether sites are available, suitable and deliverable for further development, through the Gypsy and Traveller Site Assessment Document.

1.7 The Council believes that where existing sites have a direct opportunity to meet these localised accommodation needs, then further investigation must be undertaken to identify whether potential constraints identified on some sites could be overcome through mitigation measures. Work on these constraints is currently being undertaken with statutory consultees and the Council has produced a Strategic Flood Risk Assessment and Sustainability Appraisal to support the consultation.

- 1.8 In cases where there is little likelihood that constraints can be suitably mitigated, then alternative locations (Broad Locations) have been identified to accommodate any residual need. These locations are also subject to consultation.
- 1.9 The policies in the consultation document identify the list of sites and yards that have the potential to accommodate some of the required need. In most cases, the need will be accommodated on existing and established sites.
- 1.10 Two sites are proposed to have existing unauthorised pitches regularised (by way of a Local Plan site allocation). A new site has also been identified at West Dereham, which is currently the subject of a planning application.
- 1.11 Proposed policies A and B provide a framework to assess any future planning proposals for Gypsy and Traveller pitches/plots over the Plan period.
- 1.12 The full document is available (together with the supporting material) at: [Consultation on additional evidence base documents | Consultation on additional evidence base documents | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

## 2. Consultation process

2.1 The main elements of the consultation process are intended to be:

<b>Web version of the Local Plan Review</b> document with ability to enter comments against particular paragraphs or policies	Using our 'Objective' consultation system to enable easy entry of comments and subsequent analysis
<b>E-mail notification</b> of consultees; parish and town councils; other interested parties – parties who were consulted for the recent Consultation on additional evidence base documents (September/ October 2023) and any other parties that have subsequently expressed an interest in the ongoing Local Plan process	Wide notification of the fact that the LPR is at consultation and response / clarification opportunities.
<b>Libraries</b>	Hard copies of the reports will be made available at the following locations: Gaywood Library Kings Lynn Library Dersingham Library Downham Market Library Wisbech Library

	Hunstanton Library
<b>Council Offices</b>	Hard copies of the reports will be made available at the Council Offices at Kings Court, Kings Lynn

2.2 In terms of timescale we would aim to start the consultation from the 26<sup>th</sup> January and finish on the 8<sup>th</sup> March 2024 (6 weeks). Following this, the proposed timetable for remaining work and decisions on this matter, includes:

### **3. Options Considered**

3.1 This is essential work that must be carried out to deliver the Local Plan, and to enable it to be found sound. Therefore, not undertaking the work is not an option.

3.2 The Sustainability Appraisal considers several “reasonable alternative” options considered as part of the strategy to accommodate the need for Gypsy and Travellers. These include:

- Provide the need on existing authorised sites; and/ or
- Provide the need on existing authorised sites and authorise those suitable pitches that are currently unauthorised or tolerated; and/ or
- Provide new sites to accommodate the need and/ or
- Provide the need through a combination of the above mechanisms.

All of these potential options will be subject to consultation.

### **4. Policy Implications**

4.1 If the Council does not adequately address the accommodation needs for our communities, then it is likely to lead to the Local Plan being found ‘unsound’ through its ongoing examination process. This would lead to failure of the entire Plan and would leave the Borough vulnerable to unwanted or speculative development proposals, potentially granted through the planning appeals process.

### **5. Financial Implications**

5.1 None specifically.

### **6. Personnel Implications**

6.1 None specifically.

### **7. Statutory Considerations**

7.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 18 outlines the requirements for the consultation etc.

7.2 The wider plan preparation process is covered in the Regulations, and practice guidance from Government, including that of Duty to Cooperate. Plan-making is covered by the following primary legislation:

- 1990 Town and Country Planning Act (as amended);
- 2004 Planning and Compulsory Purchase Act (as amended);
- 2011 Localism Act (as amended);
- 2023 Levelling Up and Regeneration Act (to be implemented during 2024).

## 8. Equality Impact Assessment (EIA)

8.1 A full EIA is attached.

## 9. Risk Management Implications

9.1. The Council has a duty under the Housing Act 2004 and the Equality Act 2010 to provide a sufficient supply of homes to accommodate all housing needs in the borough through the Local Plan. This includes the provision for Gypsies and Travellers. If the Council fails to meet these needs, then it could have negative implications for the progression of the Local Plan through its Examination and likely lead to speculative developments and unauthorised Gypsy and Traveller encampments around the borough.

## 10. Declarations of Interest / Dispensations Granted

10.1. None

## 11. Background Papers

*(Definition: Unpublished work relied on to a material extent in preparing the report that disclose facts or matters on which the report or an important part of the report is based. A copy of all background papers must be supplied to Democratic Services with the report for publishing with the agenda)*

	Planning Policy examination web page: <a href="https://www.west-norfolk.gov.uk/Local-Plan-Review-2016-2036-examination">Local Plan Review (2016-2036) examination   Local Plan Review (2016-2036) examination   Borough Council of King's Lynn &amp; West Norfolk (west-norfolk.gov.uk)</a>
Gypsy and Traveller Potential Sites and Policy Consultation Document	<a href="https://www.west-norfolk.gov.uk/consultation-on-additional-evidence-base-documents">Consultation on additional evidence base documents   Consultation on additional evidence base documents   Borough Council of King's Lynn &amp; West Norfolk (west-norfolk.gov.uk)</a>
Gypsy and Traveller Site Assessments	Report to be made available for the consultation on the 26 <sup>th</sup> January 2024.
Gypsy and Traveller Sustainability Appraisal (External Report)	Report to be made available for the consultation on the 26 <sup>th</sup> January 2024.
Gypsy and Traveller Strategic Flood Risk Assessment (Level 2) (External Report)	Report to be made available for the consultation on the 26 <sup>th</sup> January 2024.





**Pre-Screening Equality Impact  
Assessment**

Name of policy/service/function	Local Plan Review – Gypsy and Traveller Accommodation. Planning Policy, Planning Service				
Is this a new or existing policy/ service/function?	<del>New</del> Existing, but it is now being reviewed as part of the ongoing examination in public of the Kings Lynn and West Norfolk Local Plan.				
Brief summary/description of the main aims of the policy/service/function being screened.  Please state if this policy/service rigidly constrained by statutory obligations	The Council is required to undertake work to demonstrate that it can accommodate the current and future accommodation needs for the Gypsy and Traveller Community. The Council has produced a Potential sites/ locations and Policies to deal with meeting the identified accommodation needs of Gypsies, Travelers and Travelling Showpeople in the Borough to 2039.				
<b>Question</b>	<b>Answer</b>				
<p><b>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</b></p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
Age				x	
Disability				x	
Gender				x	
Gender Re-assignment				x	
Marriage/civil partnership				x	
Pregnancy & maternity				x	
Race	x				
Religion or belief	x				
Sexual orientation				x	
Other (eg low income)				x	
<b>Question</b>	<b>Answer</b>	<b>Comments</b>			
<b>2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?</b>	Yes/ <del>No</del>	The proposed planning policies have been produced to specifically manage future development needs for Gypsies, Travellers and Travelling Showpeople. Gypsies and Travellers are classed as a “protected group” under the 2010 Equality Act, so their accommodation needs must be addressed accordingly.			
<b>3. Could this policy/service be perceived as impacting on communities differently?</b>	Yes/ <del>No</del>	Due to the unique accommodations needs for the Gypsy and Traveller community, the proposed sites and policy provide some departure to existing planning policies for other forms of housing accommodation.			
<b>4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?</b>	<del>Yes</del> / No	No, the Policy is designed to enable a positive planning policy mechanism for the Gypsy and Traveller community to apply for Planning Permission.			
<b>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</b>	<del>Yes</del> / No	<b>Actions:</b> None			
		<b>Actions agreed by EWG member: N/A</b>			
<b>Assessment completed by:</b> <b>Luke Brown</b>	17				
<b>Job title Senior Planning Policy Officer</b>					

**Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.**



## Stage 2 - Full Equality Impact Assessment Form

### 1. What is the service area(s) and who is the lead officer?

- List the Executive Director and Service Manager, plus the person completing this assessment if different. Geoff Hall, Stuart Ashworth and Luke Brown

The proposed sites and policy form part of the wider policy requirements (under the National Planning Policy Framework) for the ongoing examination of the emerging Local Plan for Kings Lynn and West Norfolk. Once adopted, the Local Plan (including the policy for the provision for Gypsies and Travellers) will replace existing policy for the provision for Gypsies and Travellers currently identified in the Core Strategy.

The proposed policy seeks to support the Local Plan's progression through its examination and enable the Council to successful meet its wider policy and legal obligations.



## 2. What change are you proposing?

The Council has a legal duty under the Housing Act 2004 and through the National Planning Policy Framework (NPPF) to accommodate the housing needs of the borough, including those for Gypsies and Travellers and Travelling Showpeople.

Paragraph 62 of the NPPF states that '*Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, **travellers**, people who rent their homes and people wishing to commission or build their own homes*'.

Having a lack of supply of permanent accommodation can adversely affect the travelling community. Providing enough suitable accommodation improves the ability to meet other primary needs, especially education and health. Accommodation also enables Gypsy and Travellers to continue to live a nomadic life, in line with their culture and traditions. It also enables greater access to employment opportunities for families to remaining together.

The provision of suitable permanent accommodation also reduces the risk of unauthorised encampments across the borough.

The Council is seeking to provide enough land to meet the accommodaton needs for the Gypsy and Traveller community over the period to 2039. This will be through a combination of sites and locations to site future provision and planning policies to manage new development proposals as they come forward.

This will be a key decision by elected members moving forward in 2024.



**3. How will this change help the council achieve its Corporate Strategy priorities (and therefore your Directorate/service objectives)?**

The consultation document aims to enhance the 'Support our communities' objective within the Corporate Strategy 2023. This will support the health and wellbeing of our communities, help prevent homelessness, assist people with access to benefits advice and ensure there is equal access to opportunities.

We will:

- Increase the number of good quality new homes and associated infrastructure built through direct provision by working with registered social landlords and private sector developers. The Policy will provide space for additional Gypsy and Traveller pitches and plots and accommodation. This will increase the supply of accommodation for the community where it is required.
- encourage private sector housing development that supports local need, delivers on local infrastructure and meets environmental and biodiversity requirements, The policy will support and encourage the development of both private family pitches/sites and social sites to best meet the identified need of the Gypsy and Traveller community in West Norfolk.



#### 4. What is your evidence of need for change?

To understand the level of need required for the Gypsy and Traveller community, the Council produced a Gypsy and Traveller Accommodation Assessment in May 2023. This document identified that there is a need for:

##### ***Gypsy and Traveller Accommodation Requirements to 2039***

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

*\*the accommodation need has been reduced from the original GTAA to reflect recent planning decisions.*

##### ***Gypsy Traveller and Travelling Showpeople Accommodation Requirements to 2039***

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

Currently, the Council cannot meet these needs under its existing policy framework and is therefore not compliant with the provisions of National Planning Policy and other legislation such as the Housing Act 2004.

It is critical that the Council addresses this issue through the ongoing Local Plan examination so that the Local Plan can be found 'sound' and the Council meets its legal obligations under national planning policy and other legislation.

The proposed consultation document seeks to demonstrate how the Council seeks to meet these accommodation needs for the Gypsy and Traveller community over the plan period.



**5. How will this change deliver improved value for money and/or release efficiency savings?**

Providing a policy framework for accommodating the needs for Gypsies and Travellers will enable pitches to come forward in a planned and sustainable way to meet the identified accommodation needs of the Gypsy and Traveller Community. Planned development reduces the likelihood of unauthorised encampments, which in turn reduces planning enforcement cases and planning appeals on such sites. This will save the Council time in determining planning applications, reduce time spent on planning enforcement and lead to less planning appeals in the future.

**6. What geographical area does this proposal cover?**

The proposed sites and policy affect all of the Borough, although the individual sites identified will affect some communities more than others. The proposed sites for accommodating Gypsies and Travellers are located in:

- Tilney St Lawrence
- Walpole St Andrew
- Upwell
- South Creake
- Hockwold cum Wilton
- Whittington
- Outwell
- Walsoken
- Wiggenhall St Mary Magdalen
- Methwold
- Wisbech Fringe
- Walton Highway
- Syderstone



## 7. What is the impact of your proposal?

The document proposes to allocate a number of sites across the borough to accommodate the needs for the Gypsy and Traveller community. The majority of this need will be accommodated on existing sites, where appropriate, to address direct needs arising from specific sites.

37 pitches can be accommodated through intensification of existing sites at:

- GT05 19 - 121 Magdalen Road, Tilney St Lawrence
- GT11 Homefields, (Western Side, Goose Lane), Walpole St Andrew
- GT17 Land at The Lodge, Small Lode, Upwell
- GT18 Land at 2 Primrose Farm, Small Lode, Upwell
- GT20 Land at Botany Bay, Upwell
- GT21 Land at Four Acres, Upwell
- GT28 Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk
- GT34 Land at Creaksville, South Creak
- GT35 Land at Green Acres, Upwell
- GT39 Land at Oak Tree Lodge, The Common, South Creak
- GT42 Land at Red Barn, Cowles Drove, Hockwold cum Wilton
- GT54 Land at the Pines, Whittington
- GT55 Land at Victoria Barns, Basin Road, Outwell
- GT56 Wheatley Bank, Walsoken (South of Worzals parallel to A47)
- GT59 Land at Spriggs Hollow, Wiggshall St Mary Magdalen
- GT66 Land at Brandon Road, Methwold

4 pitches through the authorisation of pitches on existing sites at:

- GT09 The Stables, Walpole St Andrew
- GT33 Land Next to Clydesdale, Biggs Road, Walsoken
- GT43 Homefield, Common Rd South, Walton Highway
- GT59 Spriggs Hollow, Wiggshall St Mary Magdalen

11 pitches at two new sites at:

- Station Road, West Dereham
- Land to the West of Country Park Travellers Site Wheatley Bank, Walsoken

With any remaining need likely to be accommodated at one or more of the following broad locations:

Land to the rear of West Walton Court, Blunts Drove, Walton Highway (Public Site), Land to the rear of The Lodge, Small Lode, Upwell, Land to the rear of 2 Primrose Farm, Small Lode, Upwell, Land to the rear of Four Acres, Upwell, Land to the rear of Green Acres, Small Lode, Upwell, Land to the rear of Green Acres, Small Lode, Upwell, Land at Wisbech Fringe Strategic Allocation.





Those existing sites have access to basic services such as water, electricity and sewage. There are also dayrooms and toilet blocks available on these sites. Any new sites would need to accommodate such infrastructure provision within their development. Their more remote locations mean access to wider education and health services are more limited. The Council will seek to improve access to such services through this Policy. On site facilities and accommodation will also be conditioned through the planning process to make sure they're suitable in terms of accessibility and up to building standards.

The general accommodation needs for the Borough are in response to overcrowding on existing sites and teenagers living with family will need their own pitches in the future. New accommodation provision will enable those younger people or those who are living in overcrowded conditions to have their own pitch/plot. It also enables family member to remain with their wider family on existing sites.

The intensification of existing sites and/ or new sites will provide a positive impact in terms of meeting accommodation needs for Gypsy and Travellers, but could lead to some negative impact on existing communities in terms of an impact on existing infrastructure and the environment. Where such constraints are identified, the Council will seek to minimise any negative impacts through the selection of the most suitable locations which will have the least impact on existing communities.

The proposed policy also reduces conflict in terms of enabling the expansion of existing sites thereby reducing the likelihood of planning enforcement or legal cases in the future. The risk is greater if the accommodation needs of the Gypsy and Traveller Community are not met. Therefore, steps to mitigate potential negative impacts are critical.

It promotes equality in terms of enabling the community to have access to accommodation in line with other forms of accommodations needs as identified in the Local Plan.



## **8. What data have you used to support your assessment of the impact of your proposal?**

The primary objective of this GTAA is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in King's Lynn & West Norfolk Borough Council (the Council) area.

As well as updating previous GTAAs, the assessment provides a robust and credible evidence base which can be used to aid the implementation of Local Plan Policies and, where appropriate, identify the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the plan period 2023 to 2039. This will enable the Council to meet the 15-year requirements set out in Planning Policy for Traveller Sites (PPTS). The outcomes of this study supersede the outcomes of any previous GTAAs for King's Lynn & West Norfolk Borough Council.

The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the Council area through a combination of desk-based research, stakeholder interviews, and engagement with members of the Travelling Community living on all known sites, yards, and encampments.

A total of 141 interviews or proxy interviews were completed with Gypsies and Travellers living on sites and on the roadside in King's Lynn & West Norfolk, and a total of 15 interviews were completed with Travelling Showpeople. No interviews were completed with households living in bricks and mortar.

A total of 5 stakeholder interviews were also completed. These included Norfolk County Council, Breckland DC, Fenland DC, South Holland BC and North Norfolk DC.

The fieldwork for the study, including the interviews, was completed between January 2023 and May 2023, and the baseline date for the study is May 2023.

This data and information is publically accessible in the GTAA which is published on the Council's website.

This data was then used to help inform the assessment of sites, The finalised list of proposed sites are those where a direct accommodation need is present and/ or where there is room for expansion.



**9. What consultation has been undertaken/will need to be undertaken with stakeholders/ groups directly or indirectly impacted by the proposals and how do you intend to use this information to inform the decision?**

Stage 1 of the process was to prepare the Consultation Document which included discussions and consultation with relevant internal and external statutory consultees, neighbouring authorities on existing issues.

Stage 2 of the process is to seek the views and opinions of the wider public. All responses from this public consultation will be reviewed and these will help inform the final consultation document which will be subject to a decision at Full Council in March 2024. A separate Consultation Statement will detail all responses received and how the Council has sought to address any concerns or issues raised.

**10. Are there any implications for other service areas?**

The proposed sites and policy consultation will have implications for Housing Standards Service in terms of providing comments to consultations and planning applications for Gypsy and Traveller provision.

Communications Service in terms of supporting the planning service through communicating and promoting public consultations.

Planning service in relation to their time and resource in determining future planning applications.



**11. What impact (either positive or negative) will this change have on different groups of the population?**

The Council are required to meet all accommodation needs for the borough through the Local Plan. This does include other groups and communities such as accommodation for older people, affordable housing and specialist housing for people with disabilities. The Local Plan is already proposing policies for these areas and are currently subject to Government examination.

The proposed sites and policy for Gypsy and Travellers will have a positive affect on the Gypsy and Traveller community. It seeks to address their current unmet accommodation needs and enable planning proposals for such accommodation to be determined through more up-to-date policy. It enables the Local Plan to adequately address the accommodation needs for this area along with other accommodations policies as mentioned previously.

The document also seeks to address their individual accommodation needs – specifically where a localised need has been identified on existing sites. This need is largely a result of existing family members or teenagers seeking their own pitches/plots, but currently have no where to go.

The location of sites is broadly in those locations where the Gypsy and Traveller community wish to stay.

The policy will likely have some negative impact on those existing communities where there are proposals to intensify or identify new sites and locations for Gypsy and Traveller accommodation. These impacts are likely to include impacts to existing infrastructure – especially where existing communities are small in size, impacts to the character of these area in terms of their built form and impacts to the environment, where new sites or extensions to existing sites are proposed on greenfield land.

The Council is confident however that any negative impacts can be mitigated through the siting and design of these sites/developments and also through the proposed criteria based policy for assessing planning applications for Gypsy and Traveller accommodation.



**12. Other Staff Involved in Assessment (including Corporate Equality Group Representatives), and comments from Equality Work Group Reps**

- Stuart Ashwork – Assistant Director for Planning
- Michael Burton – Principal Planning Policy Officer
- Members of the Corporate Equality Working Group, who have been consulted with and contributed to the full impact assessment as presented. The group is mindful that this relates to a proposal to commence a consultation process prior to final proposals going forward to Full Council in April 2024. The group would wish to be involved in further discussions to produce a final full impact assessment which takes into consideration any issues identified as a result of the consultation process, before the report is received by Full Council.



**Full EIA Action Plan**

<b>Risk/adverse impact identified (Q11)</b>	<b>Action to be taken to mitigate</b>	<b>By who</b>  <i>Include a lead officer for implementing the actions</i>	<b>By when</b>  <i>Deadlines/timescales for implementing the actions</i>	<b>Monitoring mechanism</b>  <i>What indicators will you use to track the impact of the change when implemented?                       How will you review its implementation?                       How do you intend to monitor service take-up?</i>
Impact to existing communities for the proposed sites and locations	A public consultation period is planned so that the wider public and other can review the policy and provide feedback to the Council.	Planning Policy	26 <sup>th</sup> January until 8 <sup>th</sup> March 2024	The policy will form part of the monitoring framework for the Local Plan.

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**Assessment Completed By: Luke Brown – Planning Policy.**



**Job Title:**

**Date:**



## **Borough Council of King's Lynn and West Norfolk Local Plan Examination**

### **Gypsy and Travellers and Travelling Showpeople Potential Sites and Policy Consultation**

**January 2024**



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## **1. Scope of this document**

1.1. The Council's Local Plan is required, by the National Planning Policy Framework (NPPF), to identify and meet accommodation needs for Gypsies and Travellers and Travelling Showpeople over the Local Plan period until 2039. The documents seek to achieve this through a combination of ways:

- Identifying those sites and locations appropriate for accommodating the required Gypsies and Travellers and Travelling Showpeople need; and
- Planning policies to help manage future development for Gypsy and Traveller use over the plan period.

1.2. We are seeking your views on the following:

- The proposed strategy for accommodating Gypsy and Traveller provision in the Borough; and
- The proposed sites/yards and broad locations identified to potentially accommodate the required need; and
- The proposed planning Policies designed to manage new Gypsy and Travellers and Travelling Showpeople developments in the future.

1.3. Full details of how to respond to the forthcoming consultation (26 January – 8 March 2024) are available in Section 10 of this document.

## **2. Gypsies and Travellers in Kings Lynn and West Norfolk**

2.1. There is a well established Gypsy & Traveller Community in the Borough. The majority of sites are privately owned family sites with close and extended family members. The majority of the future need is arising from these sites where children and existing family members require their own pitches over the plan period.

2.2. There are around 60 existing authorised and unauthorised sites across the Borough with 200 pitches and plots. These sites vary in size, but the majority are small in scale and are privately owned. There are currently two public sites in the Borough; one at Saddlebow on the edge of King's Lynn, and the other at Blunts Drove, in the parish of West Walton.

2.3. Most of the existing sites are located in the Fens area of the borough, to the east of Wisbech. Over 70% of existing sites are situated in the parishes of Outwell, Upwell and Walsoken and it is these areas where a particular current and future need has been identified.

## **3. Why is it Important to Meet Accommodation Needs?**

3.1. The Council has a legal duty under the Housing Act 2004 and through National Planning Policy to accommodate the housing needs of the borough, including those for Gypsies and Travellers and Travelling Showpeople.

3.2. Having a lack of supply of permanent accommodation can adversely affect the travelling community. Providing enough suitable accommodation improves the ability to meet other primary needs, especially education and health. Accommodation also enables Gypsy and Travellers to continue to live a nomadic life, in line with their culture and traditions. It also enables greater access to employment opportunities for families to remaining together.

3.3. The provision of suitable permanent accommodation also reduces the risk of unauthorised encampments across the borough.

#### 4. The Aim of this Document

4.1. The aim of this document is to propose the Borough Council’s preferred proposals to fully meet the accommodation needs for Gypsy and Traveller pitches and Travelling Showpeople plots to 2039. This will be achieved through site allocations and/ or Broad Locations for growth; and to provide a policy framework for assessing future proposals.

#### 5. Permanent Accommodation Requirements

5.1 In January 2023, the Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) which is published alongside this consultation document. This study provides the evidence on accommodation need that we will plan for until 2039.

5.2 The information provided in the GTAA is based on interviews with Gypsies, Travellers and Travelling Showpeople that were undertaken on sites and yards across the Borough. It identifies accommodation need for households that meet the planning definition in the PPTS; households who do not; and households that are undetermined. Those households needs that do not meet the definition or are undetermined will be managed in accordance with proposed Policies in this document and other Local Plan policies.

5.3 Since the publication of the Gypsy and Traveller Accommodation Assessment (GTAA), decisions on recent planning appeals has resulted in the number of pitches required over the plan period and within the first 5-years being reduced from 102 to 97 and 76 to 71 respectively.

#### ***Gypsy and Traveller Accommodation Requirements to 2039***

Year Period	Dates	Need
0-5	2023-2027	71
6-10	2028-2032	10
11-15	2033-2037	11
16-17	2038-2039	5
0-17		97

5.4 The needs assessment identified a requirement for 71 pitches in the first 5-years for households meeting the planning definition. Need occurring after year

5 results from household formation set out in Government policy guidance. This is particularly important because the borough council is required to maintain a 5-year supply of gypsy and traveller sites. The allocations and policies in this document would allow the council to meet this national policy requirement.

### ***Gypsy Traveller and Travelling Showpeople Accommodation Requirements to 2039***

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

## **6. Proposed Approach to meeting the Accommodation Needs**

- 6.1. Accommodation needs should be met on authorised pitches/plots. Pitches for Gypsy and Travellers ordinarily include space for a static caravan, a tourer, car parking, a dayroom and open space. The Gypsy and Traveller Accommodation Assessment (GTAA) advises that teenage children’s accommodation needs can sometimes be met through the provision of a touring caravan. Similarly, adults may not need a formal pitch, but their accommodation needs could be met through provision of additional touring caravans.
- 6.2. Typically, pitch densities on-site are lower than for normal residences. Accordingly, in calculating the capacities for new sites, a standard of 7 pitches per ha is utilised, although final capacity may vary on a site-by-site basis, with reference to development constraints and existing occupation.
- 6.3. Plots for Travelling Showpeople also include the above but tend to be larger still. These generally require space for equipment such as for fairs and rides that need to be stored on-site, for security and maintenance.
- 6.4. Commonly, there is a desire for households to remain on a family site. It is therefore proposed, where there is available capacity, that accommodation should be provided on existing lawful sites in the first instance to meet requirements. These sites already benefit from planning permission, services and could have the potential to accommodate additional pitches either through intensification or extension.
- 6.5. Unauthorised sites will then be assessed to see if they can be formalised through an allocation in the Plan. Both assessments have been systematically undertaken within the Council Site Assessments for Gypsy and Traveller Provision.

- 6.6. The Council anticipate that the majority of the first five-year requirements could be met on existing sites where needs are arising (subject to any identified planning constraints being overcome). This also works in the interests of making the most efficient use of existing sites and ensuring that need is genuinely met in the correct locations.
- 6.7. Any residual requirements are proposed to be met through new site allocations or by identifying broad locations for growth in the Plan.
- 6.8. To understand whether the identified needs can be met through the intensification of existing sites, the Council has undertaken a site assessment for all existing Gypsy and Traveller and Travelling Showpeople sites/ yards across the Borough. This has looked at all known planning constraints such as access, flood risk and access to local services. It has then identified whether sites are available, suitable and deliverable for further development. Due to the nature of these sites and because the needs are arising from individual sites, the Council has included those sites, as exceptions that would normally be discounted on suitability grounds. The Council believes that where existing sites have an opportunity to meet these direct accommodation needs, then further investigation must be undertaken to identify whether constraints can be overcome through mitigation measures such as flood mitigation in areas that are at risk from flooding.
- 6.9. In cases where there is little likelihood that constraints can be suitably mitigated, then alternative locations (Broad Locations) will be identified and allocated. The Council are also consulting on these sites as well as the preferred sites.
- 6.10. The Policies on Pages 5 to 8 (below) identify the list of sites and yards that have the potential to accommodate some of the required need. In most cases, the need has directly arisen from existing and established these sites. The proposed numbers of pitches and/ or plots for sites are indicative at this stage. The policies also provide a framework to assess any future planning proposals.
- 6.11. The site profiles from Page 10 provide more detail about each site and a location plan showing the extent of the site/yards and those broad locations for growth.

## 7. Potential Locations and Planning Policy for Accommodating the Permanent Need for Gypsy, Travellers and Travelling Showpeople

### Proposed POLICY A: Sites for Gypsies and Travellers, and Travelling Showpeople

1. The permanent accommodation needs of the Borough's Gypsy and Traveller community will be met through the provision for 97 permanent pitches by 2039, with approximately 71 permanent pitches to be delivered by 2028-2029, through a combination of:
2. The designation and protection of existing authorised Gypsy and Traveller sites;
3. The establishment or re-establishment of pitches within an existing authorised Gypsy and Traveller site and/or the extension and/or intensification of existing authorised Gypsy and Traveller sites at:

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

4. The formalisation of pitches in use by the Gypsy and Traveller community at:

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

5. New sites at:

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

6. The following authorised existing sites are identified on the Policies Map for additional Travelling Showpeople and are safeguarded for such use:

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

7. In cases where the required 5-year need cannot be met via the sites identified in Parts 3-5 of this Policy, then the following Broad Locations for growth will be considered:



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

8. Proposals for new Gypsy and Traveller sites, and/or the extension, and/or intensification of existing authorised Gypsy and Traveller sites to address needs beyond 2027-2028 should:
- in the case of an extension, be small scale, intensify the use of an existing authorised, well managed site and/or make effective use of brownfield land, where possible;
  - provide satisfactory access to community services and facilities such as health and education provision;
  - be of a scale that is appropriate to local character, its local services and infrastructure and would not overwhelm the nearest settled community;
  - have suitable, safe and convenient access to the highway network;
  - have the ability to connect to all necessary utilities on the site including mains water, electricity supply, drainage, sanitation and provision for the screened storage and collection of refuse, including recyclable materials;
  - have the ability to be well integrated into the local townscape or landscape, have no unacceptable impact on biodiversity and/or heritage assets and use boundary treatments and screening materials which are sympathetic to the existing urban or rural form;
  - ensure the amenity of the Gypsy and Traveller community and the settled community is managed appropriately in accordance with other Local Plan Policies; and
  - ensure that there is sufficient space for the planned number of pitches, outdoor space, day rooms, parking and the safe movement of personal and commercial vehicles.
9. Where the identified need has been fully met, small extensions to, or intensification of, an existing authorised, well managed site may be supported if there is a need specific to the household on site and the proposal accords with Part 8 of this policy.
10. Any development granted under this policy will be subject to a condition limiting occupancy to Gypsies and Travellers.
11. Proposals which result in the loss of existing authorised Gypsy and Traveller sites/yards and/ or pitches/plots will not be supported unless it can be demonstrated that there is no longer a need for such accommodation on the relevant site.

## 8. Potential Planning Policy for Accommodating those Households who do Not Meet the Planning Definition or are classified as undetermined for Gypsy and Travellers and Travelling Showpeople

- 8.1. The GTAA has considered the need for other nomadic households and/ or groups that do not meet the planning definition for Gypsies and Travellers, as defined by the Planning Policy for Traveller Sites (PPTS). Housing needs for these groups would be addressed through general housing policies in the Local Plan.
- 8.2. Houseboat moorings are, by their nature, situated along navigable watercourses (e.g. River Great Ouse, River Wissey or Fenland navigations). Proposals for new private moorings would be considered in terms of access to services and facilities by active travel.

### **Proposed Policy B: Caravans, Park Homes and Houseboats**

1. Proposals for the delivery of new caravan pitches or park homes, or extensions to existing caravan or park home sites, will be supported where they are located on sites which would be acceptable for permanent dwellings and satisfy other relevant policies in the Local Plan.
2. Proposals for additional private houseboat moorings should, wherever possible, be situated where local services and facilities are accessible by active travel means.

## 9. Site Details

9.1. Each site identified for development has an indicative number of pitches/plots that could be delivered during the remaining plan period 2023-2039. The indicative numbers of pitches/plots are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site.

### Proposed Sites for Intensification

These sites are those the Council consider are suitable to accommodate further development.

- GT05 19 - 121 Magdalen Road, Tilney St Lawrence
- GT11 Homefields, (Western Side, Goose Lane), Walpole St Andrew
- GT17 Land at The Lodge, Small Lode, Upwell
- GT18 Land at 2 Primrose Farm, Small Lode, Upwell
- GT20 Land at Botany Bay, Upwell
- GT21 Land at Four Acres, Upwell
- GT28 Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk
- GT34 Land at Creaksville, South Creak
- GT35 Land at Green Acres, Upwell
- GT39 Land at Oak Tree Lodge, The Common, South Creak
- GT42 Land at Red Barn, Cowles Drove, Hockwold cum Wilton
- GT54 Land at the Pines, Whittington
- GT55 Land at Victoria Barns, Basin Road, Outwell
- GT56 Wheatley Bank, Walsoken (South of Worzals parallel to A47)
- GT59 Land at Spriggs Hollow, Walsoken
- GT66 Land at Brandon Road, Methwold

### Authorising pitches at:

- GT09 The Stables, Walpole St Andrew
- GT33 Land Next to Clydesdale, Biggs Road, Walsoken
- GT43 Homefield, Common Rd South, Walton Highway
- GT59 Spriggs Hollow

### New site at:

- GTRA(B) Land at Station Road, West Dereham
- GTRA(C) Land to the West of Country Park Travellers Site Wheatley Bank, Walsoken

### Sites for Travelling Showpeople at:

- GT25 Land at the Oaks, Northwold
- GT62 Land at Redgate Farm, Magdalen Road, Tilney St Lawrence
- GT67 Llamedos – Syderstone

## Proposed Sites for Intensification

### GT05 19- 121 Magdalen Road, Tilney St Lawrence

<b>Site Name/Settlement</b>	<b>19 - 121 Magdalen Road, Tilney St Lawrence</b>	<b>Site Reference</b>	<b>GT05</b>
<b>Site Capacity</b>	Some remaining capacity	<b>Site Area (Ha)</b>	0.23
<b>Proposed Number of additional pitches/plots</b>	1	<b>Ownership</b>	Private

<b>Is the site suitable?</b>	<b>The site potentially suitable (Exception)</b>
<b>Suitability Comments?</b>	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
<b>Planning Status</b>	Authorised

<b>Constraint</b>	<b>Comment</b>
<b>Access to Site</b>	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
<b>Accessibility to Local Services and Facilities</b>	Site is within walkable distance to one to three core services within 1200m.
<b>Utilities Capacity</b>	No concerns raised.
<b>Utilities Infrastructure</b>	Has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
<b>Contamination and Ground Stability</b>	No known issues. The site is unlikely to be contaminated.
<b>Flood Risk</b>	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
<b>Nationally and Locally Significant Landscapes</b>	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
<b>Townscape</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
<b>Biodiversity and Geodiversity</b>	Development of the site would not have a detrimental impact on any designated, protected species or habitat.

<b>Constraint</b>	<b>Comment</b>
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.

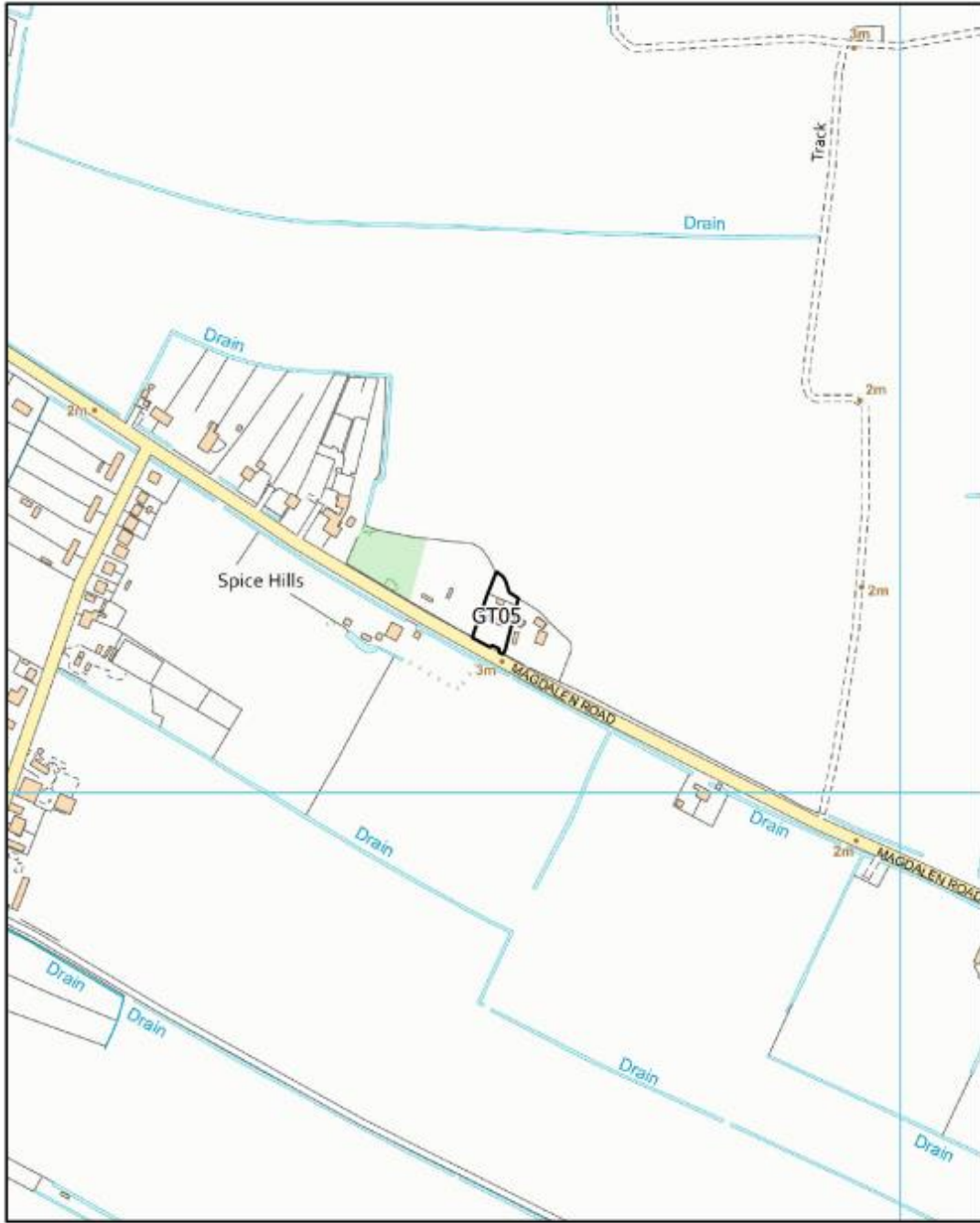
### **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development if the existing flooding constraints can be adequately mitigated.**



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**GT05**



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GT11 Homefields, (Western Side, Goose Lane), Walpole St Andrew

<b>Site Name/Settlement</b>	Homefields, (Western Side, Goose Lane), Walpole St Andrew, (Homefield)		<b>Site Reference</b>	GT11
<b>Site Capacity</b>	Some remaining capacity	<b>Site Area (Ha)</b>	0.21	
<b>Proposed Number of additional pitches/plots</b>	1	<b>Ownership</b>	Private	

<b>Is the site suitable?</b>	<b>The site is potentially suitable (Exception)</b>		
<b>Suitability Comments?</b>	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.		
<b>Planning Status</b>	Authorised		

<b>Suitability Assessment</b>		
<b>Access to Site</b>		Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
<b>Accessibility to Local Services and Facilities</b>		Site is within walkable distance to one to three core services within 1200m.
<b>Utilities Capacity</b>		No concerns raised
<b>Utilities Infrastructure</b>		Has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
<b>Contamination and Ground Stability</b>		No known issues. The site is unlikely to be contaminated.
<b>Flood Risk</b>		<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
<b>Nationally and Locally Significant</b>		Development of the site would have a neutral impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting

<b>Suitability Assessment</b>		
<b>Landscapes</b>		
<b>Townscape</b>		Development likely to have some impact on townscape, but can be mitigated through siting and design
<b>Biodiversity and Geodiversity</b>		Development of the site would not have a detrimental impact on any designated, protected species or habitat.
<b>Historic Environment</b>		Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>		No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>		Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
<b>Coastal Change</b>		The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>		Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated.

## **Conclusion**

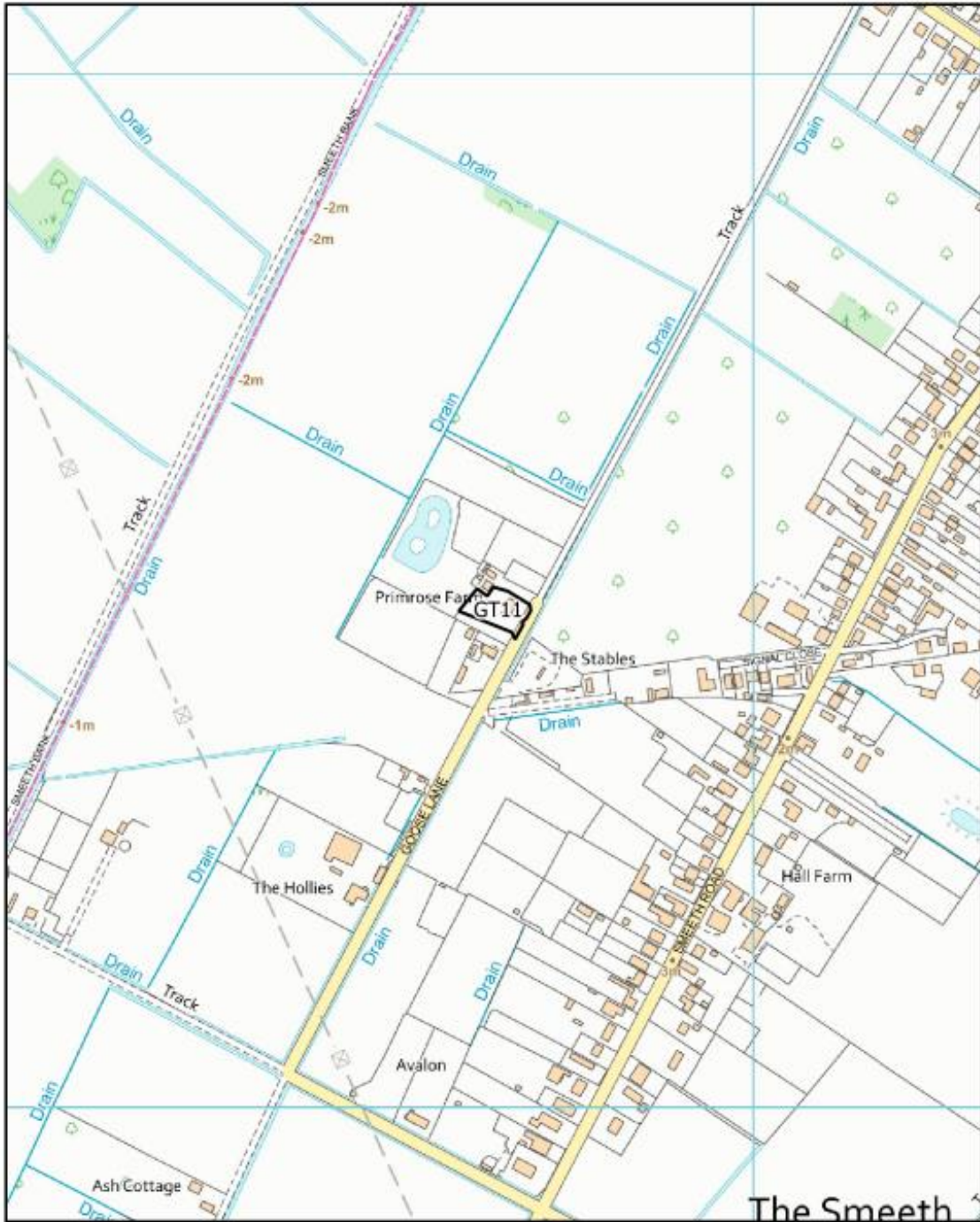
**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development if the existing flooding constraints can be adequately mitigated.**





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**GT11**



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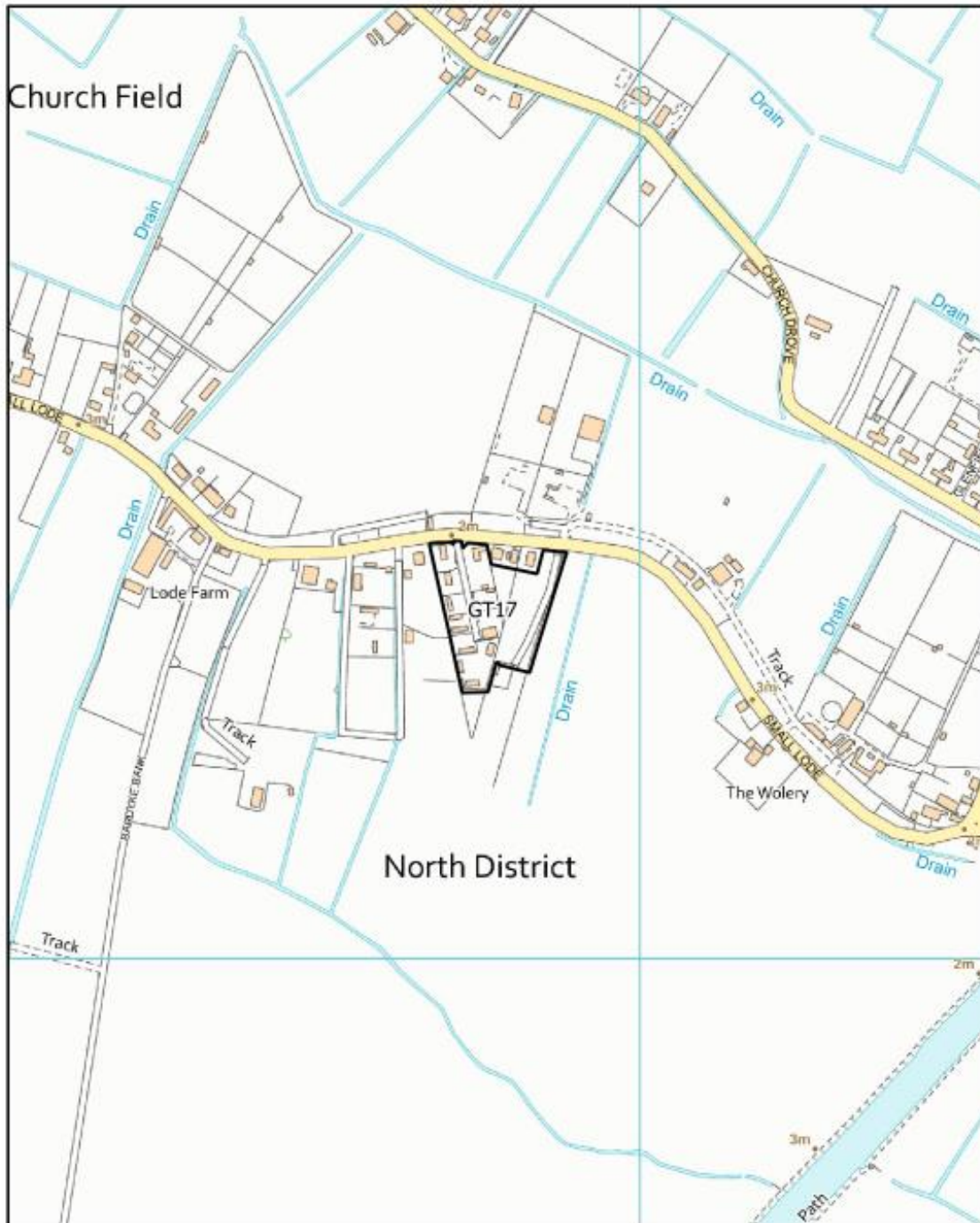
## GT17 Land at The Lodge, Small Lode, Upwell

Site Name/Settlement	The Lodge, 196 - 198 Small Lode, Upwell (The Caravan Site)	Site Reference	GT17 and Broad Location
Site Capacity	Limited remaining capacity, but more with Broad Location	Site Area (Ha)	2.23
Proposed Number of additional pitches/plots	13 with Broad Location identified	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.

<b>Constraint</b>	<b>Comment</b>
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.
<b>Conclusion</b>	
<p>The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. Although within a low flood risk area, due to its close proximity to nearby higher risk zones, further work is needed to understand the impact to the site in any extreme flooding event. Mitigation measures are likely to be required.</p> <p>The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is unlikely to lead to any severe impacts to the road network. However some mitigation measures may be necessary if the Broad Location is allocated.</p> <p>In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.</p> <p>To conclude, is considered ‘potentially suitable’ for development with some mitigation measures required through the development of the site.</p>	



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**GT17**



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## GT18 Land at 2 Primrose Farm, Small Lode, Upwell

Site Name/Settlement	Primrose Farm, Small Lode, Upwell	Site Reference	GT18 and Broad Location
Site Capacity	Limited remaining capacity, but more with Broad Location	Site Area (Ha)	2.17
Proposed Number of additional pitches/plots	16 with Broad Location identified	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
Planning Status	Authorised and unauthorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	<p>The frontage of the site is within Flood Zone 1. The remainder of the site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site</p>
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.

<b>Constraint</b>	<b>Comment</b>
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.

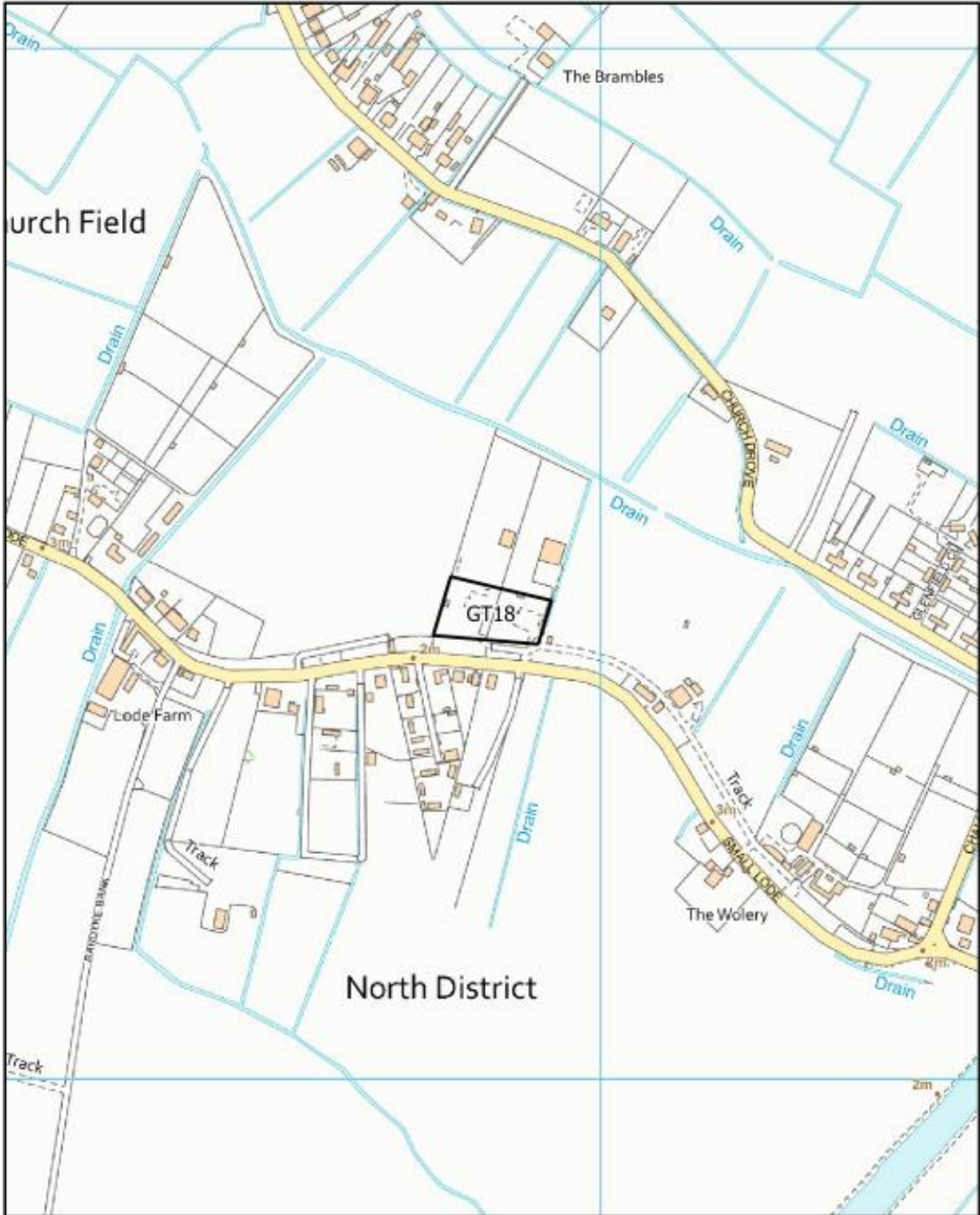
### **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered ‘a medium risk to life’ in terms of potential flooding volume and depth. The frontage of the site is likely suitable where there is a low risk from flooding. Mitigation would be required here due to its close proximity to the higher risk flood zone. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network. However some mitigation measures may be necessary if the Broad Location is allocated.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, that part of the site is considered ‘potentially suitable’ for development with some mitigation measures.**



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**GT18**



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## GT20 Land at Botany Bay, Upwell

Site Name/Settlement	Botany Bay, Stonehouse Road, Upwell	Site Reference	GT20
Site Capacity	Some remaining capacity	Site Area (Ha)	0.19
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is suitable
Suitability Comments?	There are some constraints but these are likely to be addressed by adequate mitigation measures.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development likely to have some impact on townscape, but can be mitigated through siting and design
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/	No Neighbouring or adjoining land use constraints identified.



Constraint	Comment
Adjoining Uses	

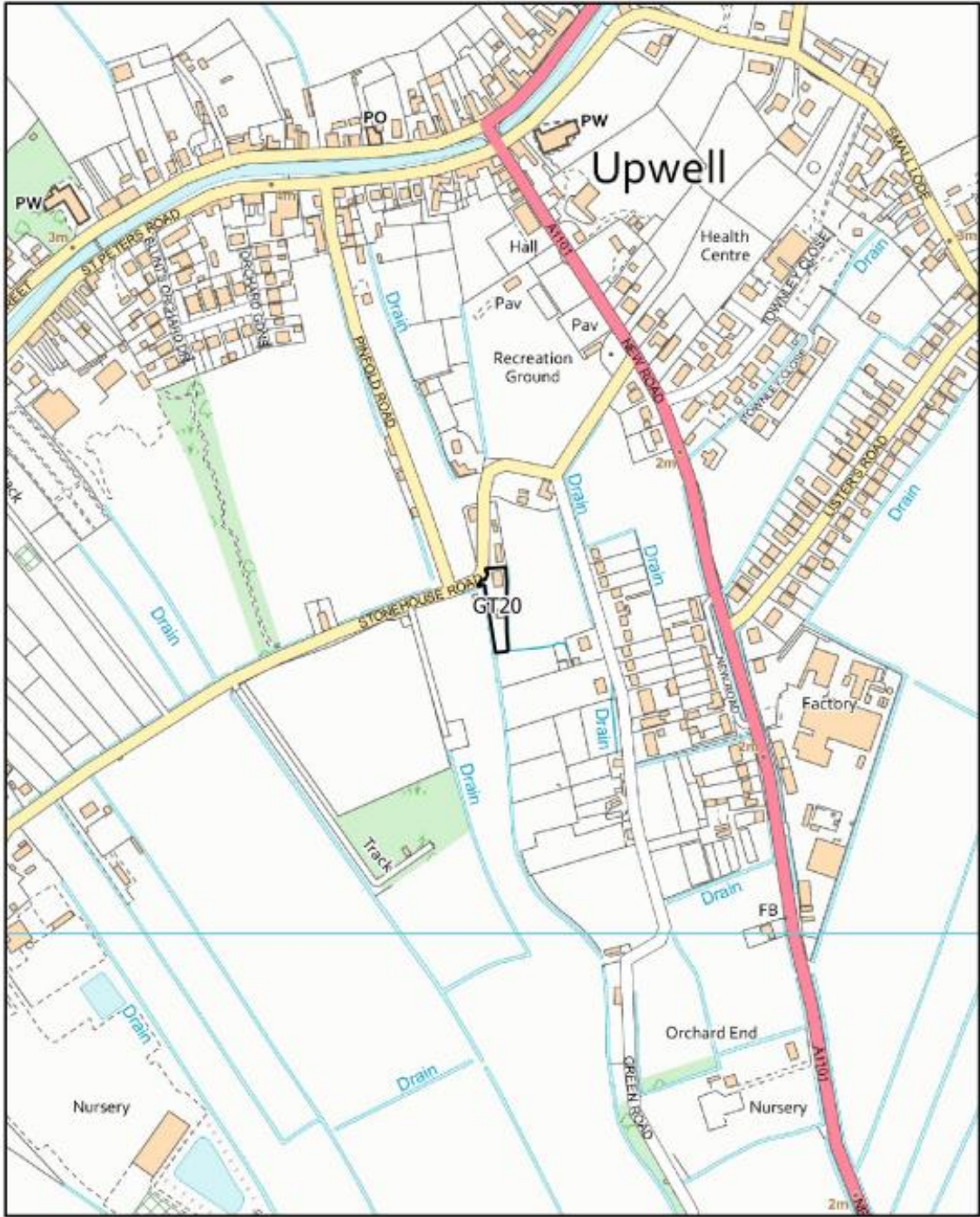
### Conclusion

The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered 'a low risk to life' in terms of potential flooding volume and depth.

The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.

In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.

To conclude, the site is considered 'suitable' for development with some mitigation measures.



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## GT21 Land at Four Acres, Upwell

Site Name/Settlement	Four Acres, March Riverside, Upwell	Site Reference	GT21
Site Capacity	Some remaining capacity	Site Area (Ha)	01.49
Proposed Number of additional pitches/plots	5 with Broad Location identified	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development likely to have some impact on townscape, but can be mitigated through siting and design
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.

<b>Constraint</b>	<b>Comment</b>
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated.

### **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'likely suitable' for development with some mitigation measures.**



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GT21



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## GT28 Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk

Site Name/Settlement	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	Site Reference	GT28
Site Capacity	Some remaining capacity	Site Area (Ha)	0.36
Proposed Number of additional pitches/plots	2	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone

Constraint	Comment
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.

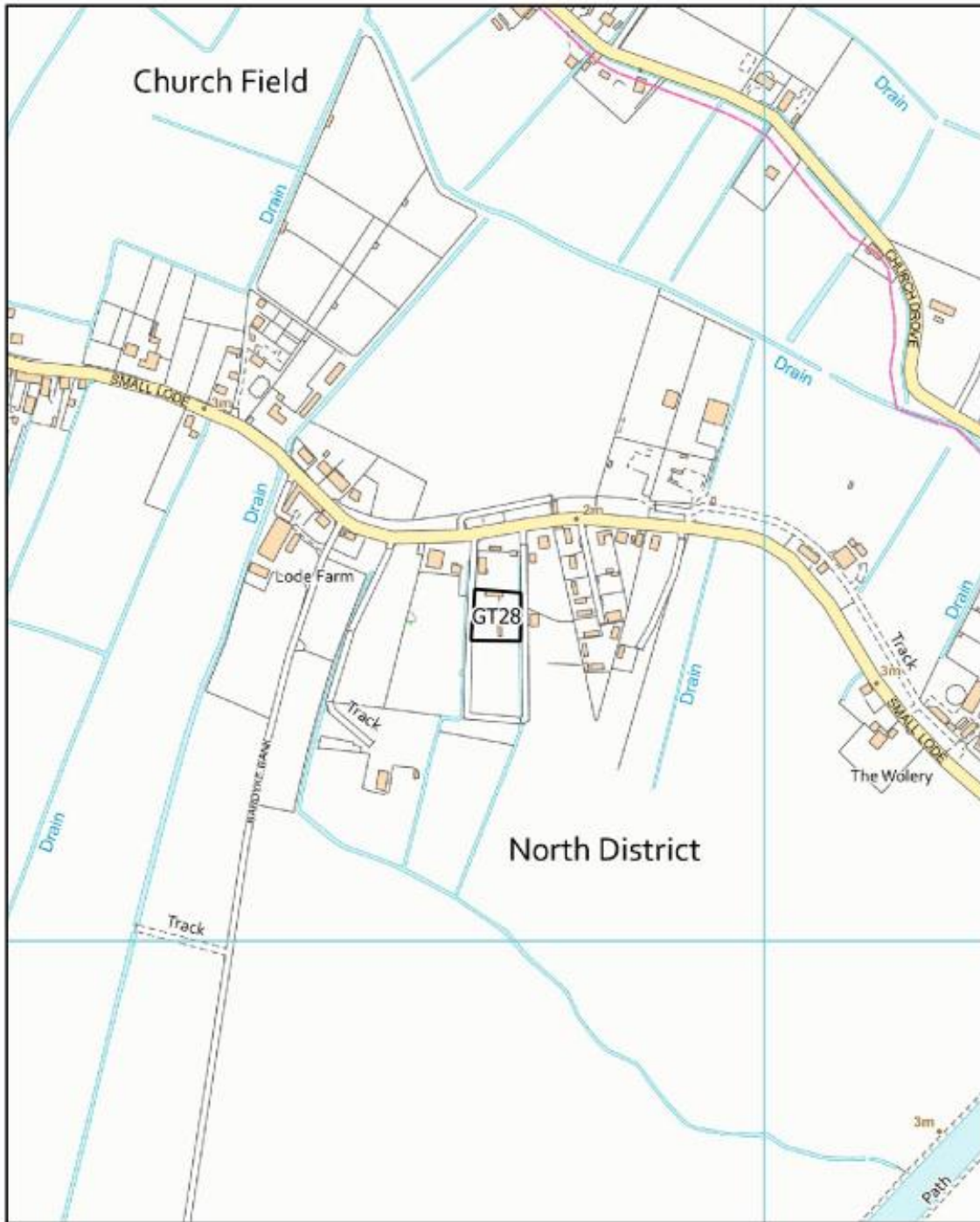
### Conclusion

The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered ‘a low risk to life’ in terms of potential flooding volume and depth.

The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.

In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.

To conclude, the site is considered ‘potentially suitable’ for development with some mitigation measures.



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**GT28**



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## GT34 Land at Creakesville, South Creake

Site Name/Settlement	Creakesville, The Common, South Creake, Fakenham	Site Reference	GT34
Site Capacity	Some remaining capacity	Site Area (Ha)	0.41
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is suitable
Suitability Comments?	The site has very few identified constraints.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development likely to have some impact on townscape, but can be mitigated through siting and design
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Not abundantly clear how site is/will be accessed, assuming this will be via restricted byway, this should be widened to 4.8m and surfaced for 10m from the B1355 to enable accessing vehicles to pass. Cutting of adjacent hedges will be required to achieve acceptable visibility. No facilities for off-carriageway walking / cycling.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with	Near residential dwellings. Development of the site could have issues of compatibility with

<b>Constraint</b>	<b>Comment</b>
<b>Neighbouring/ Adjoining Uses</b>	neighbouring/adjoin uses; however, these could be reasonably mitigated.

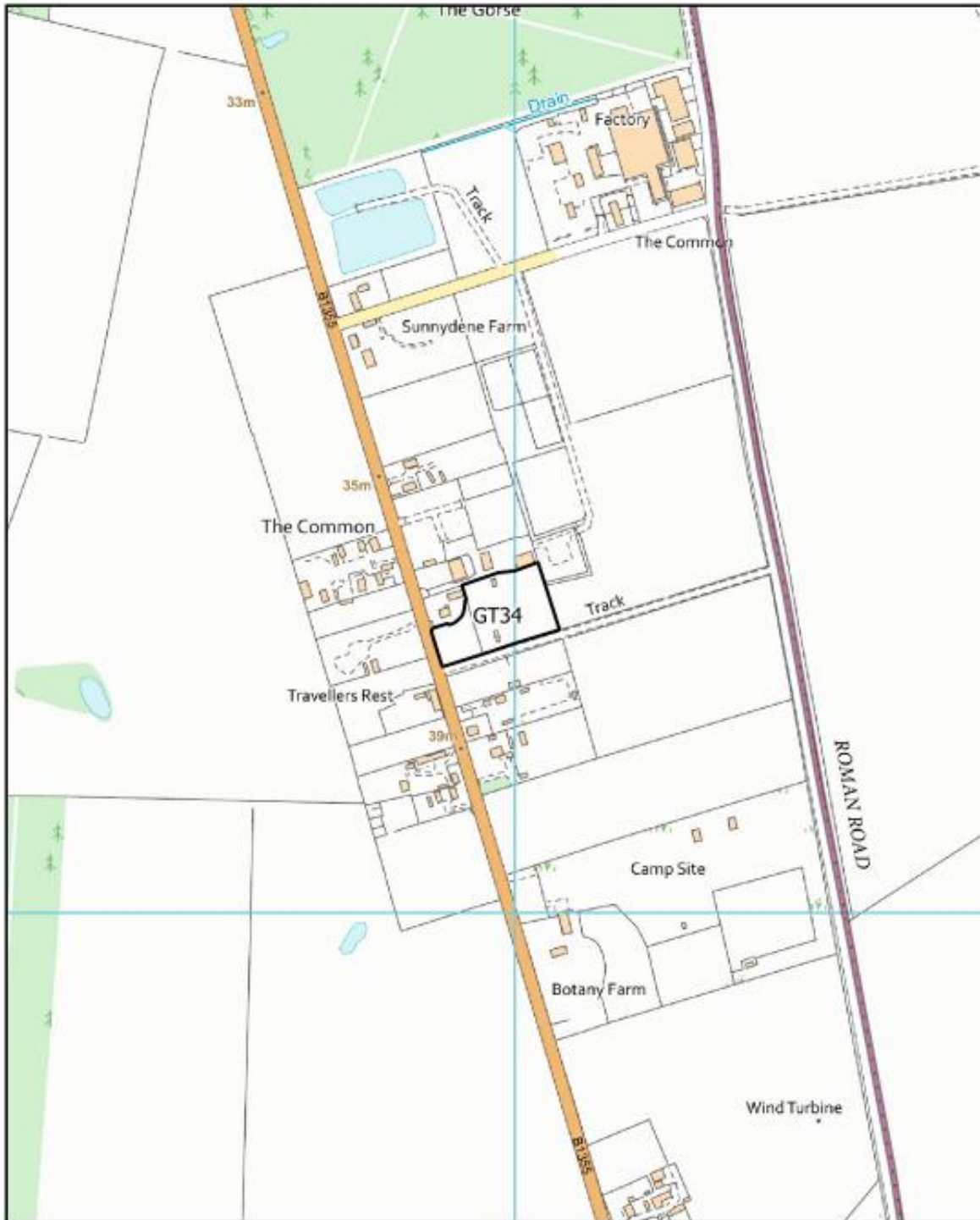
### **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered ‘a low risk to life’ in terms of potential flooding volume and depth.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered ‘likely suitable’ for development with some mitigation measures.**



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**GT34**



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08/12/2023

## GT35 Land at Green Acres, Upwell

Site Name/Settlement	Green Acres, 184 Small Lode, Upwell	Site Reference	GT35
Site Capacity	Some remaining capacity	Site Area (Ha)	0.39
Proposed Number of additional pitches/plots	2	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site very few identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

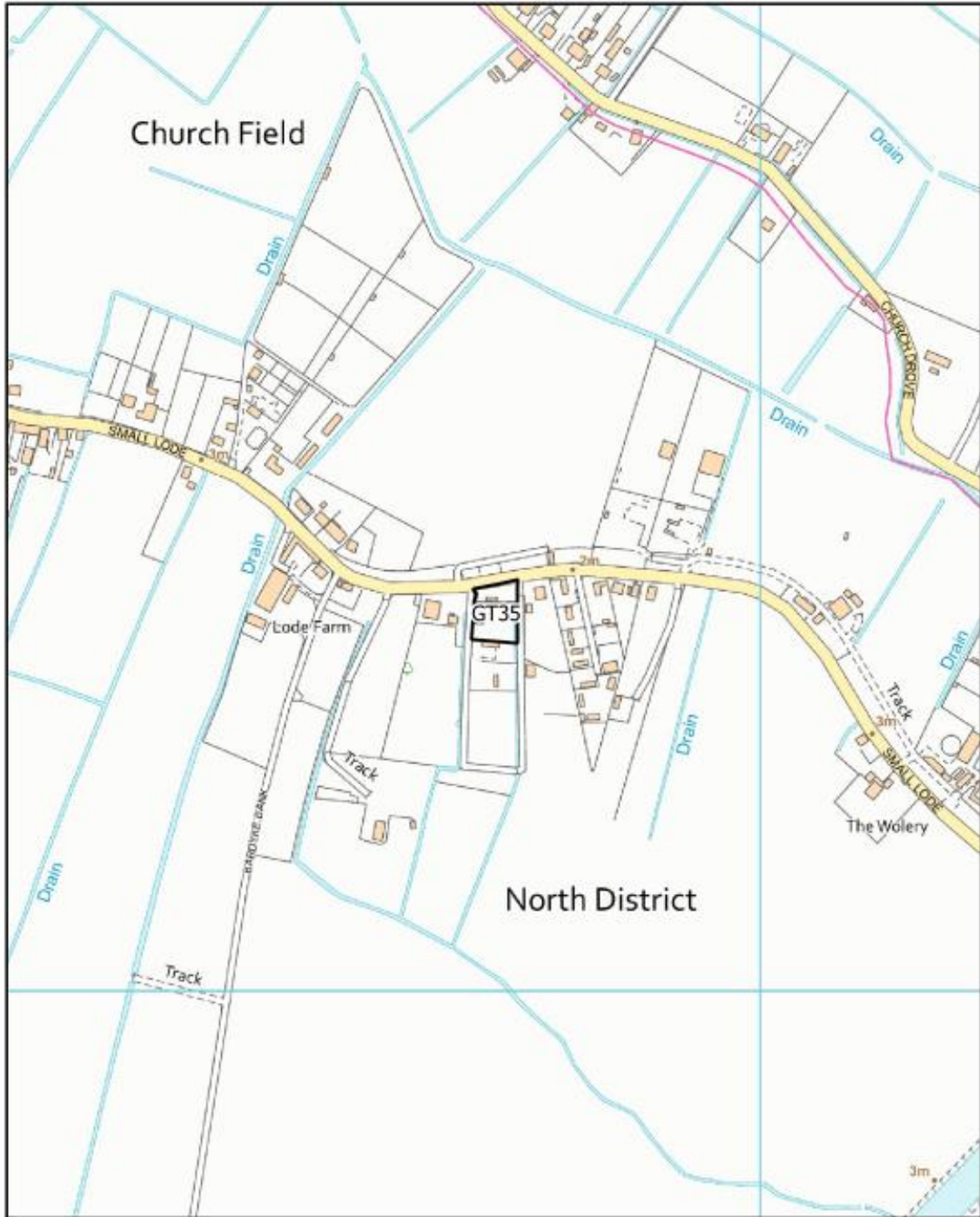
## **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered 'a low risk to life' in terms of potential flooding volume and depth.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.**



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## GT39 Land at Oak Tree Lodge, The Common, South Creake

Site Name/Settlement	Oak Tree Caravan, South Creake	Site Reference	GT39
Site Capacity	Some remaining capacity	Site Area (Ha)	
Proposed Number of additional pitches/plots	3	Ownership	Private

Is the site suitable?	The site is suitable
Suitability Comments?	The site some identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

## **Conclusion**

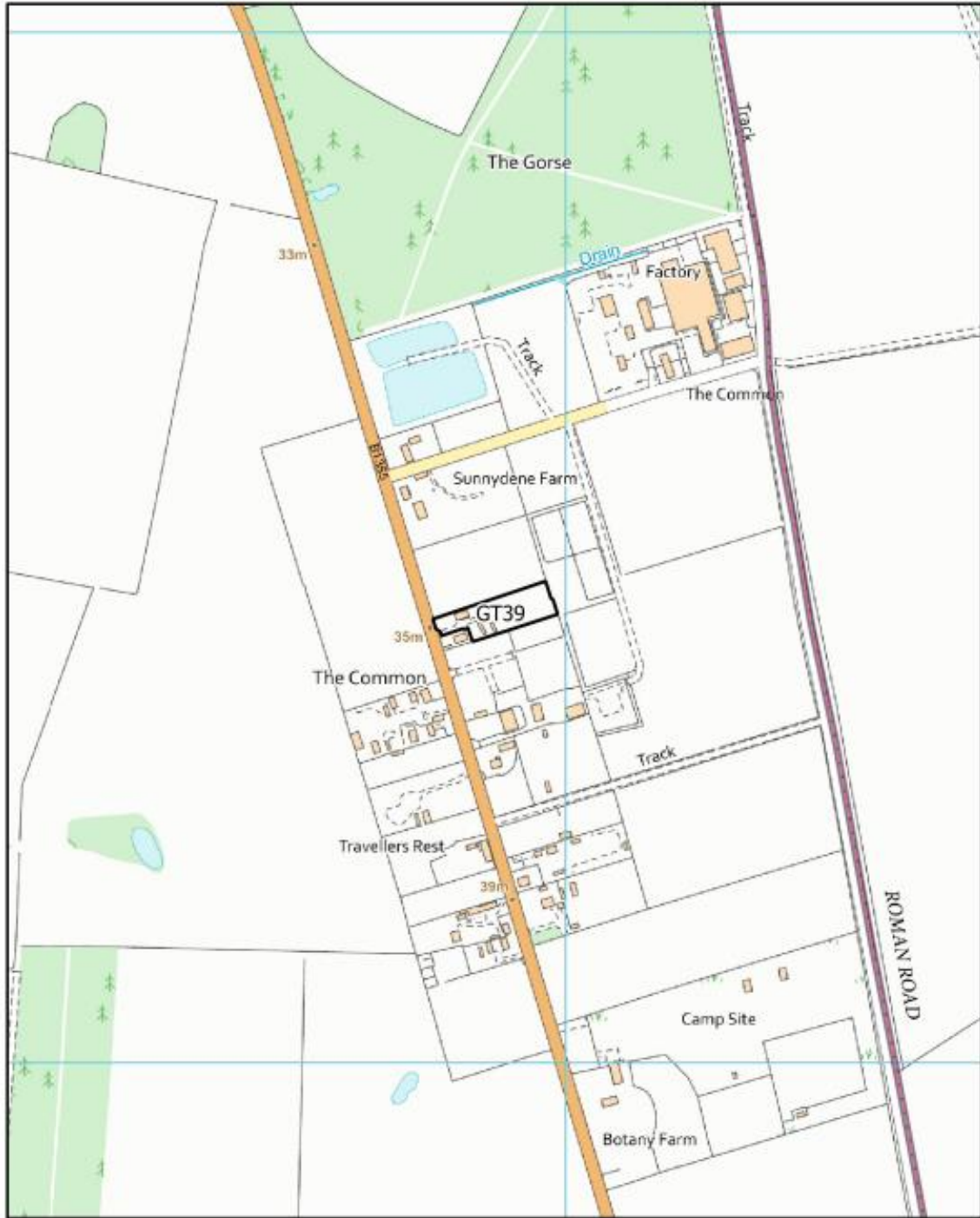
**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered 'a low risk to life' in terms of potential flooding volume and depth.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'suitable' for development with some mitigation measures.**





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## GT42 Land at Red Barn, Cowles Drove, Hockwold cum Wilton

Site Name/Settlement	Red Barn, Cowles Drove, Hockwold cum Wilton	Site Reference	GT42
Site Capacity	Some remaining capacity	Site Area (Ha)	0.43
Proposed Number of additional pitches/plots	3	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site some identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	<b>The site is located within the SPA buffer</b>
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Direct access to the existing road network. However, any impacts to the network will need mitigating to make sure the site can contribute towards a free flowing and safe road network.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

## Conclusion

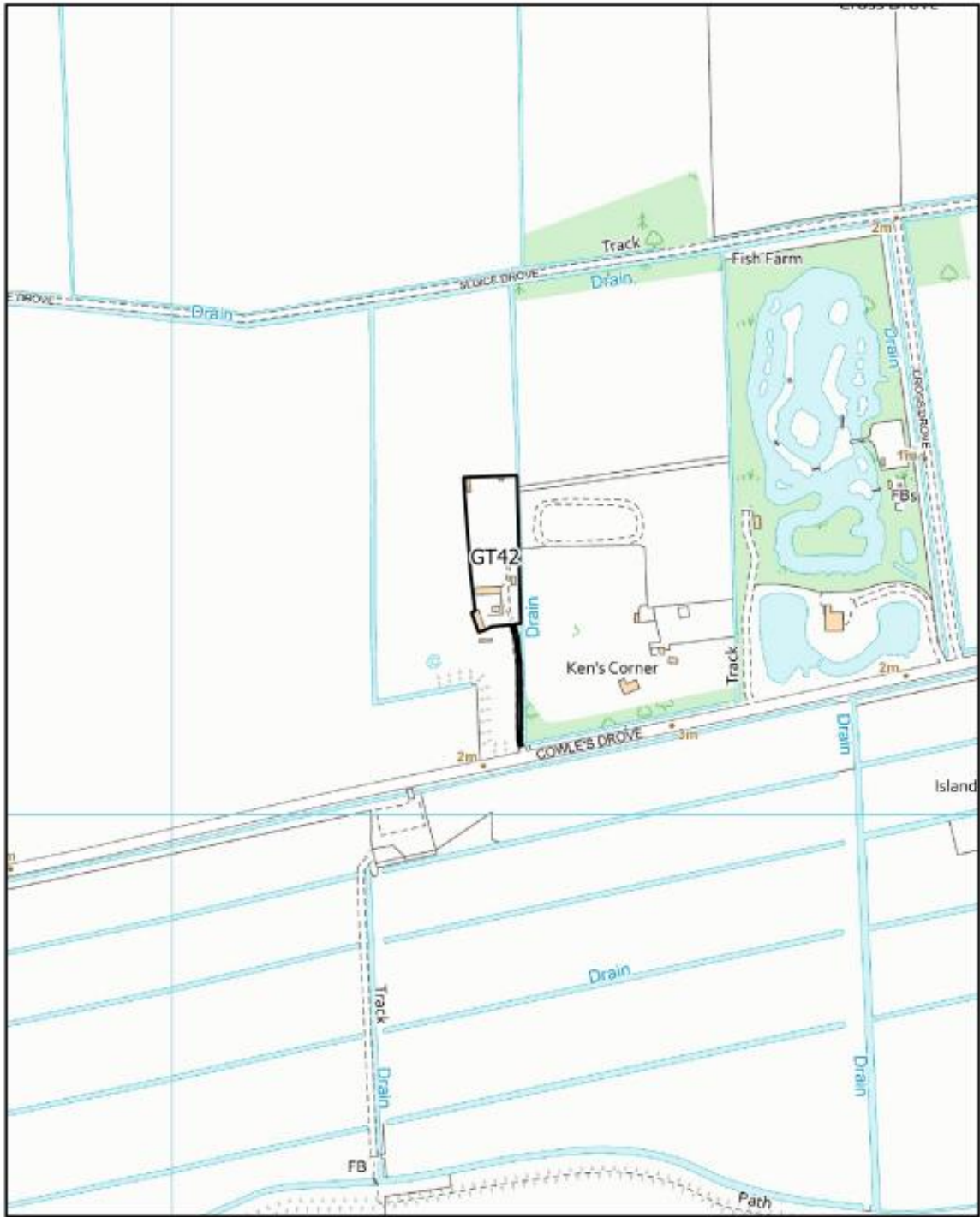
The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered 'a low risk to life' in terms of potential flooding volume and depth.

In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.

Biodiversity impacts are likely as the site is situated within the buffer zone for the **SPA** Mitigation measures may be required to reduce any identified impact.

The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.

To conclude, the site is considered 'potentially suitable' for development.



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## GT54 Land at the Pines, Whittington

Site Name/Settlement	The Pines, Methwold Road, Whittington	Site Reference	GT54
Site Capacity	Some remaining capacity	Site Area (Ha)	0.19
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site some identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

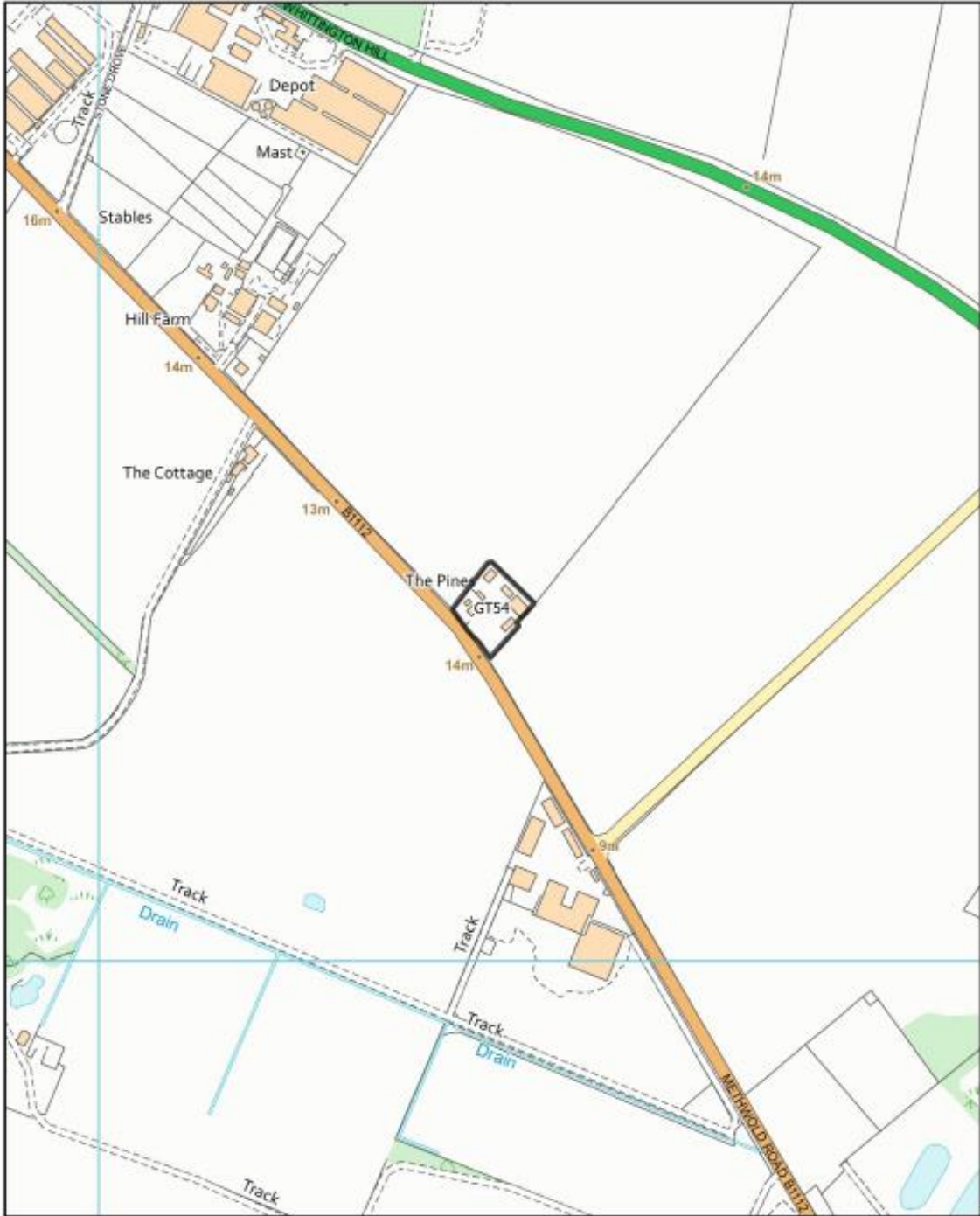
## **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered 'a low risk to life' in terms of potential flooding volume and depth.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development with some mitigation.**



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## GT55 Land at Victoria Barns, Basin Road, Outwell

<b>Site Name/Settlement</b>	Victoria Barn, Land East of Basin Farm, Basin Road, Outwell	<b>Site Reference</b>	GT55
<b>Site Capacity</b>	Some remaining capacity	<b>Site Area (Ha)</b>	0.13
<b>Proposed Number of additional pitches/plots</b>	1	<b>Ownership</b>	Private

<b>Is the site suitable?</b>	The site is potentially suitable
<b>Suitability Comments?</b>	The site has very few identified constraints that could be overcome through mitigation.
<b>Planning Status</b>	Authorised

<b>Constraint</b>	<b>Comment</b>
<b>Access to Site</b>	Site has a current access on to an existing highway
<b>Accessibility to Local Services and Facilities</b>	Site is within walkable distance to one to three core services within 1200m.
<b>Utilities Capacity</b>	No concerns raised
<b>Utilities Infrastructure</b>	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
<b>Contamination and Ground Stability</b>	No known issues. The site is unlikely to be contaminated.
<b>Flood Risk</b>	The site is within Flood Zone 1 (low risk)
<b>Nationally and Locally Significant Landscapes</b>	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
<b>Townscape</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
<b>Biodiversity and Geodiversity</b>	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.



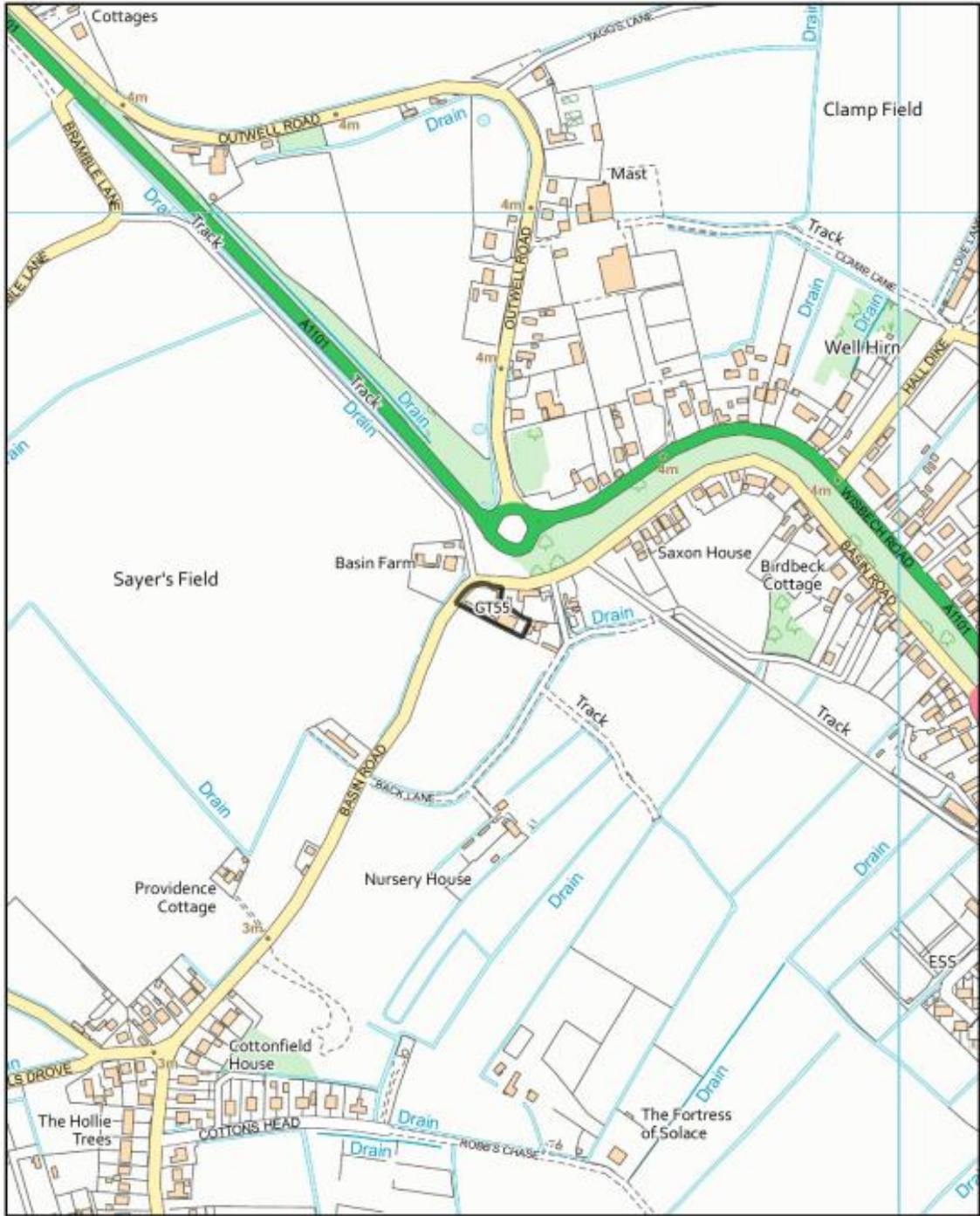
## **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered 'a low risk to life' in terms of potential flooding volume and depth.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.**



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GT55



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## GT56 Wheatley Bank, Walsoken (South of Worzals parallel to A47)

<b>Site Name/Settlement</b>	Wheatley Bank, Walsoken (South of Worzals parallel to A47)	<b>Site Reference</b>	GT56
<b>Site Capacity</b>	Some remaining capacity	<b>Site Area (Ha)</b>	0.13
<b>Proposed Number of additional pitches/plots</b>	9	<b>Ownership</b>	Private

<b>Is the site suitable?</b>	The site is potentially suitable
<b>Suitability Comments?</b>	
<b>Planning Status</b>	Authorised

<b>Constraint</b>	<b>Comment</b>
<b>Access to Site</b>	Site has a current access on to an existing highway
<b>Accessibility to Local Services and Facilities</b>	No core services within 800m/10 minutes walking distance.
<b>Utilities Capacity</b>	No concerns raised
<b>Utilities Infrastructure</b>	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
<b>Contamination and Ground Stability</b>	No known issues. The site is unlikely to be contaminated.
<b>Flood Risk</b>	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
<b>Nationally and Locally Significant Landscapes</b>	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
<b>Townscape</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
<b>Biodiversity and Geodiversity</b>	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

<b>Constraint</b>	<b>Comment</b>
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	No off-carriageway walking/cycling available but low traffic volumes likely & wide verges available.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.

### **Conclusion**

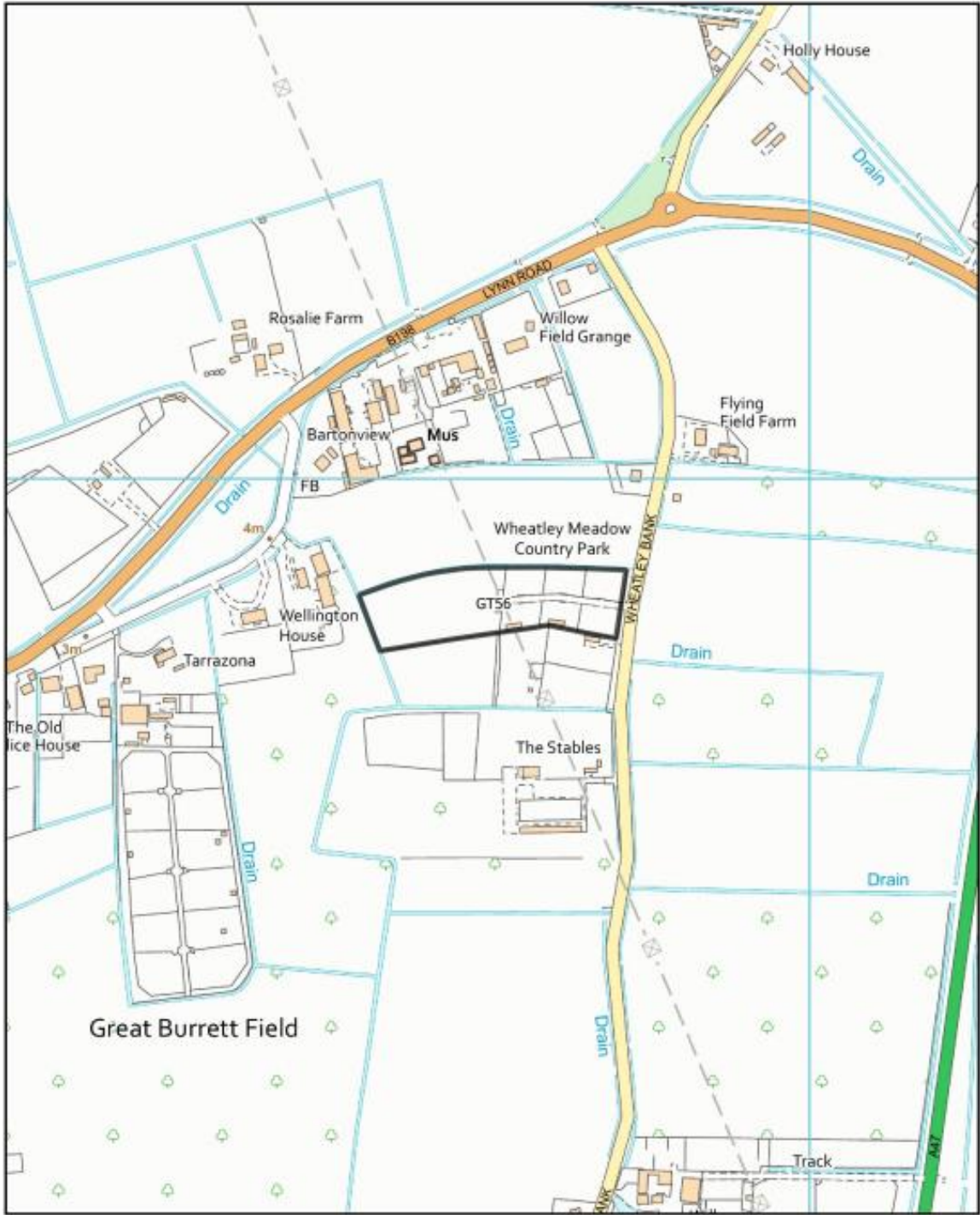
**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**The site owners have submitted a planning application for further expansion of the site.**

**To conclude, the site is considered 'potentially suitable' for development with mitigation measures.**



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GT56



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## GT59 Land at Spriggs Hollow, Wiggenhall St Mary Magdalen

Site Name/Settlement	Spriggs Hollow	Site Reference	GT59
Site Capacity	Some remaining capacity	Site Area (Ha)	0.48
Proposed Number of additional pitches/plots	5	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some constraints identified that could be overcome through mitigation measures
Planning Status	1 Unauthorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is located within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Subject to applicant demonstrating acceptable visibility can be provided
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

## **Conclusion**

**The site has some identified constraints. These include, highways and its impact on local character and landscape.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development.**



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GT59



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## GT66 Land at Brandon Road, Methwold

Site Name/Settlement	Land at Brandon Road, Methwold	Site Reference	GT66
Site Capacity	Some remaining capacity	Site Area (Ha)	0.47
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is suitable
Suitability Comments?	The site has some identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Site remote and located on fast B-road with no off-carriageway walking/cycling. Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

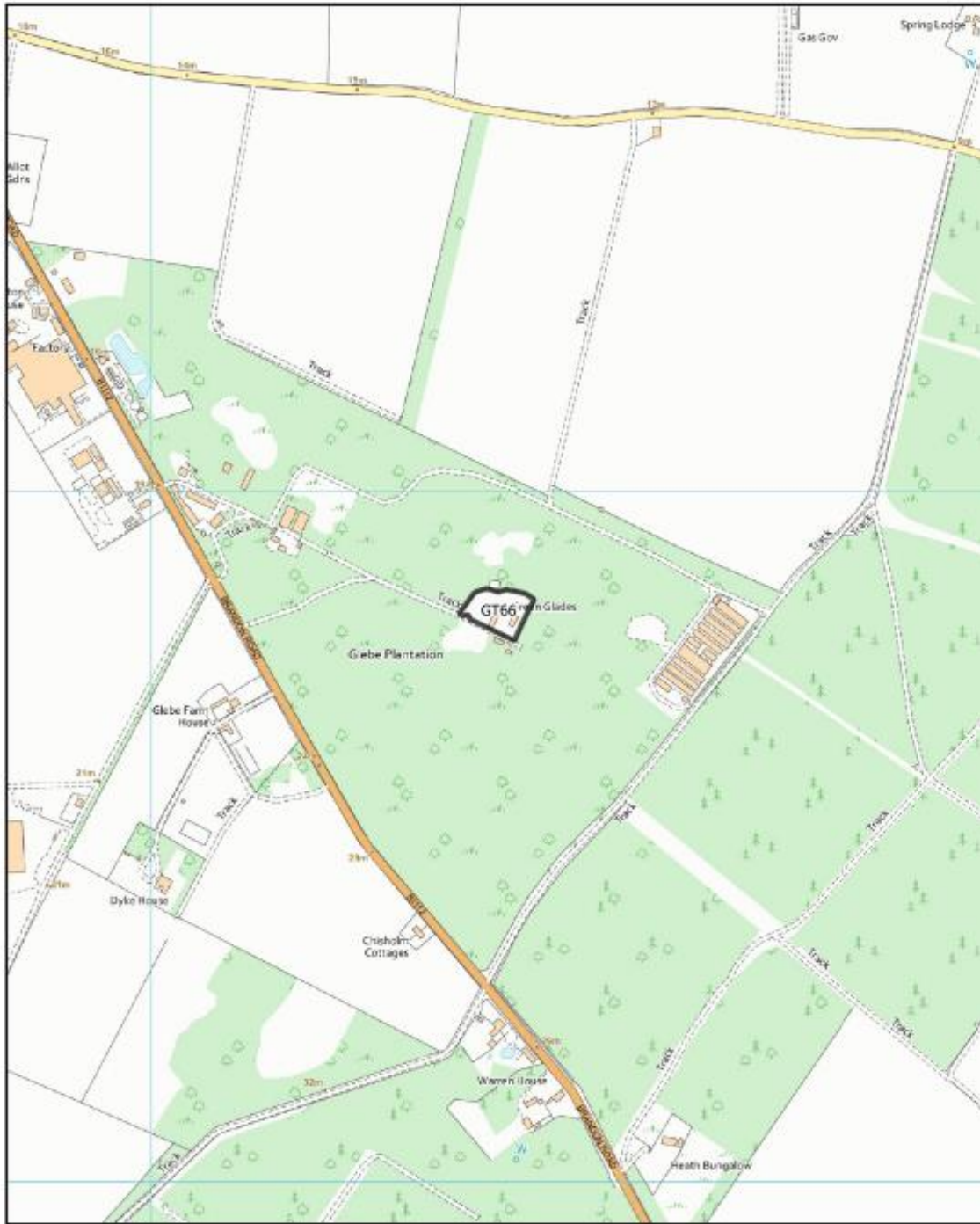
## **Conclusion**

**The site has some identified constraints. These include highways and its impact on local character and landscape.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.**



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**GT66**



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04/08/23

## New Site at: GTRA(B) Land at Station Road, West Dereham

Site Name/Settlement	Land West of Station Road, West Dereham	Site Reference	GTRA(B)
Site Capacity	10	Site Area (Ha)	1.45
Proposed Number of additional pitches/plots	10	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some identified constraints that could be overcome through mitigation.
Planning Status	Potential New Site – Planning application pending 23/01606/F

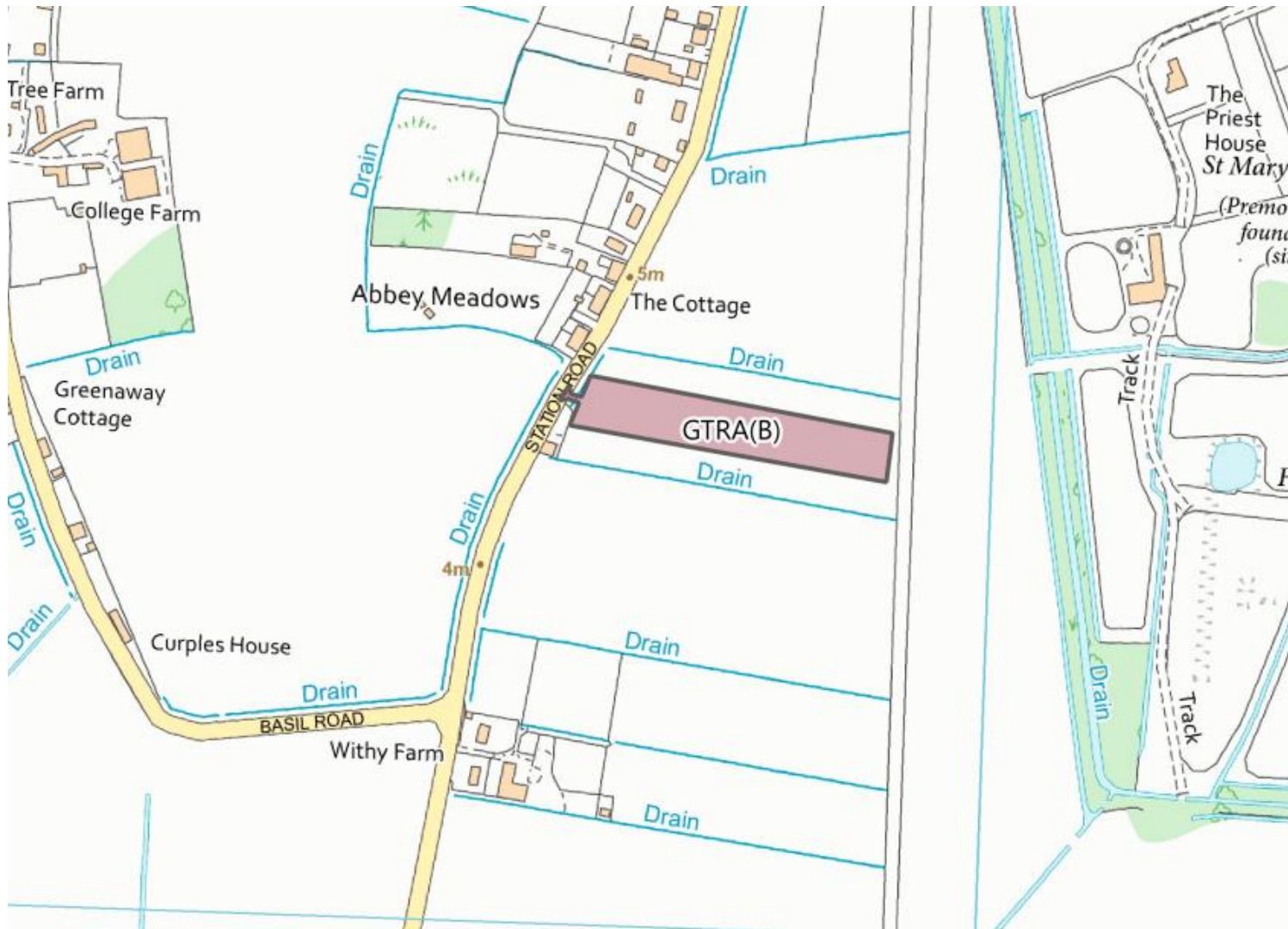
Constraint	Comment
Access to Site	The site could achieve a suitable access once vegetation is cleared.
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity Utilities Infrastructure	No information has been supplied with respect to foul drainage (septic tank is ticked on the application form) or waste and recycling storage and collection. No details have been provided or shown on the site plans. I support the comments and stance of the Waste and Recycling Manager. Each pitch/plot should have storage for relevant wheeled bins and food caddies and the site requires a presentation point at the kerbside. Given the public comments, supported by photographic evidence, with respect to the water saturation levels of the land, we would be particularly concerned about the safe and effective use and operation of a septic tank. Under general building rules, updated in January 2020, discharge from septic tanks cannot be dispersed to surface water areas such as the drains/ ditches systems must treat the water and discharge to drainage fields. It appears this would not be possible in this location. No information in the form of percolation tests has been supplied to evidence that the infiltration drainage is possible. Until such evidence is available, we would be obliged to issue a holding objection.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is located within Flood Zone 1 (low risk). Some identified drainage issues to the rear of the site.
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development likely to have some impact on townscape with limited development on that side of Station Road. However, these issues can be mitigated through siting and design.
Biodiversity and Geodiversity	The site appears to be dominated by arable land. There are water bodies within 250m of the site boundary but the habitat on site is

Constraint	Comment
	<p>typically hostile to the species, given this and that the site is surrounded by a network of ditches within the wider landscape I would not consider it likely that species are present.</p> <p>There is a ditch which the proposed access crosses but aerial imagery show this to be filled in and no longer present. A 9m buffer has been shown on the plan around the two watercourses bounding the east and west of the site respectively. It is unlikely that the development would impact riparian mammals based on this design. The proposed block plan design includes proposals for meadow grass to be planted within this 9m buffer. I advise that suitable species rich grass mix is used to optimise the value of this area for biodiversity. It is possible that badgers would use the site for foraging and that bats may forage/commute across the site. The proposed development must therefore feature wildlife sensitive lighting to minimise light spill into the surrounding countryside.</p> <p>The proposal will result in a net increase in overnight accommodation and will be required to pay the GIRAMS tariff or submit a bespoke mitigation approach to combine recreational impacts on protected site</p>
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified a public open space.
<b>Transport and Roads</b>	Station road is narrow in parts but it does have intervisable passing provisions which enable formal passing on the road. It is also evident that the point of access, once vegetation has been cut, would accord with adopted guidance. The proposed development site is however remote from schooling; town centre shopping; health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging model shift away from the private car towards public transport
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated through the design of the site and/ or limiting the size of the site.

### Conclusion

The site has some identified constraints such as its potential impact on local character, landscape, drainage and biodiversity. However, it is likely that these issues could be suitably mitigated through the citing and design of the site.

To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.



## New Site at: GTRA(C) Land to the West of Wheatley Bank and South of Wheatley Meadow Country Park, Walsoken

<b>Site Name/Settlement</b>	<b>Land To the West of Wheatley Bank And South of Wheatley Meadow Country Park Travellers Site Wheatley Bank</b>	<b>Site Reference</b>	<b>GTRA(C)</b>
<b>Site Capacity</b>	1	<b>Site Area (Ha)</b>	0.16
<b>Proposed Number of additional pitches/plots</b>	1	<b>Ownership</b>	Private

<b>Is the site suitable?</b>	<b>The site is Potentially suitable</b>
<b>Suitability Comments?</b>	The site has some constraints identified, but it is likely that these could be overcome via mitigation measures
<b>Planning Status</b>	Potential New Site – Planning application pending.

<b>Constraint</b>	<b>Comment</b>
<b>Access to Site</b>	Site has a current access on to an existing highway
<b>Accessibility to Local Services and Facilities</b>	No core services within 800m/10 minutes walking distance.
<b>Utilities Capacity</b>	No concerns raised
<b>Utilities Infrastructure</b>	Has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
<b>Contamination and Ground Stability</b>	No known issues. The site is unlikely to be contaminated.
<b>Flood Risk</b>	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
<b>Nationally and Locally Significant Landscapes</b>	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
<b>Townscape</b>	Development likely to have some impact on townscape, but can be mitigated through siting and design.

<b>Constraint</b>	<b>Comment</b>
<b>Biodiversity and Geodiversity</b>	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigate

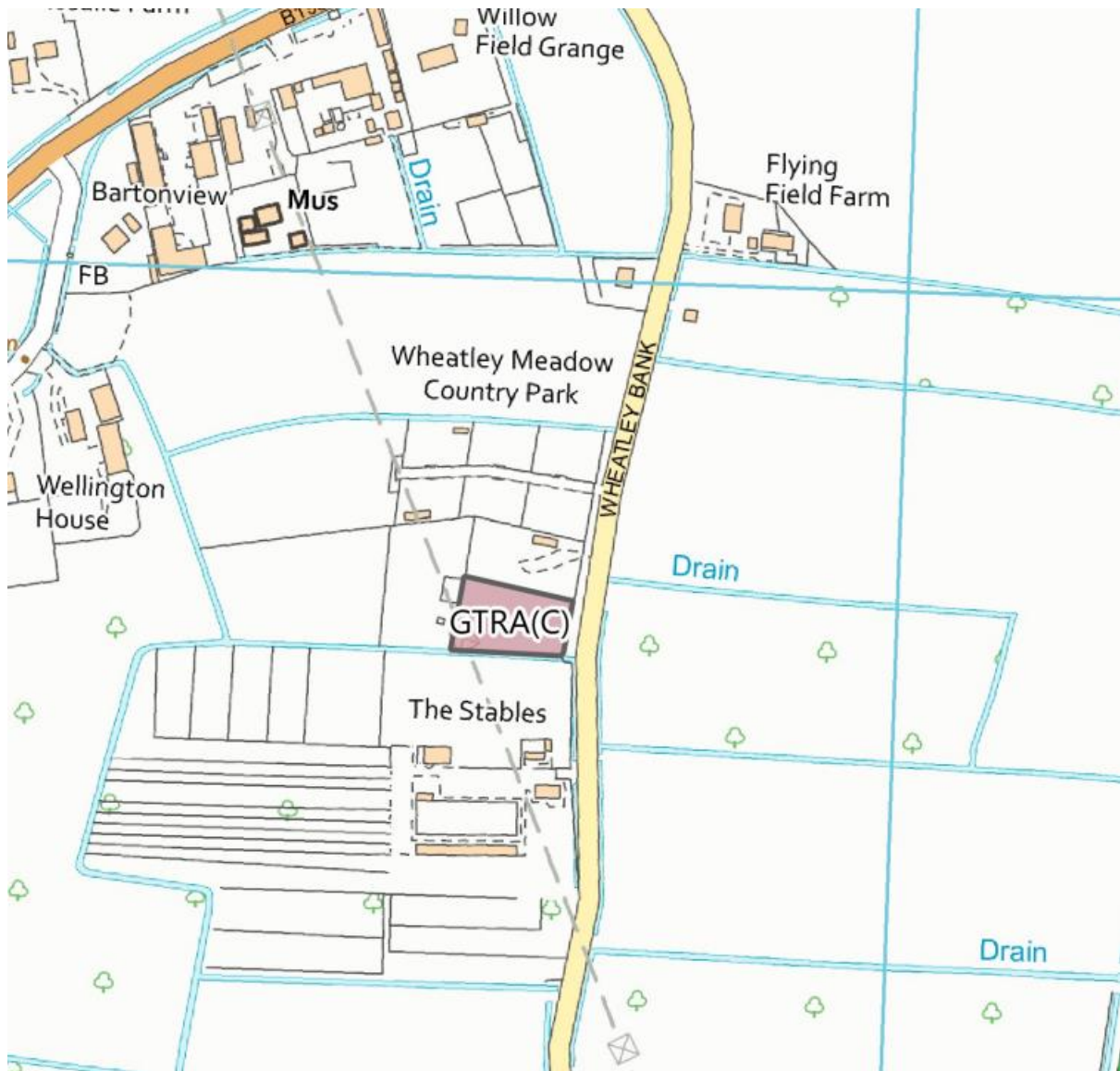
### **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**To conclude, the site is considered 'Potentially suitable' for development.**





## Pitches Authorised at:

### GT09 The Stables, Walpole St Andrew

Site Name/Settlement	The Stables, Gooses Lane, Walpole St Andrew	Site Reference	GT09
Site Capacity	Some remaining capacity.	Site Area (Ha)	0.26
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is potentially suitable (Exception)
Suitability Comments?	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	Has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.

<b>Constraint</b>	<b>Comment</b>
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.

### **Conclusion**

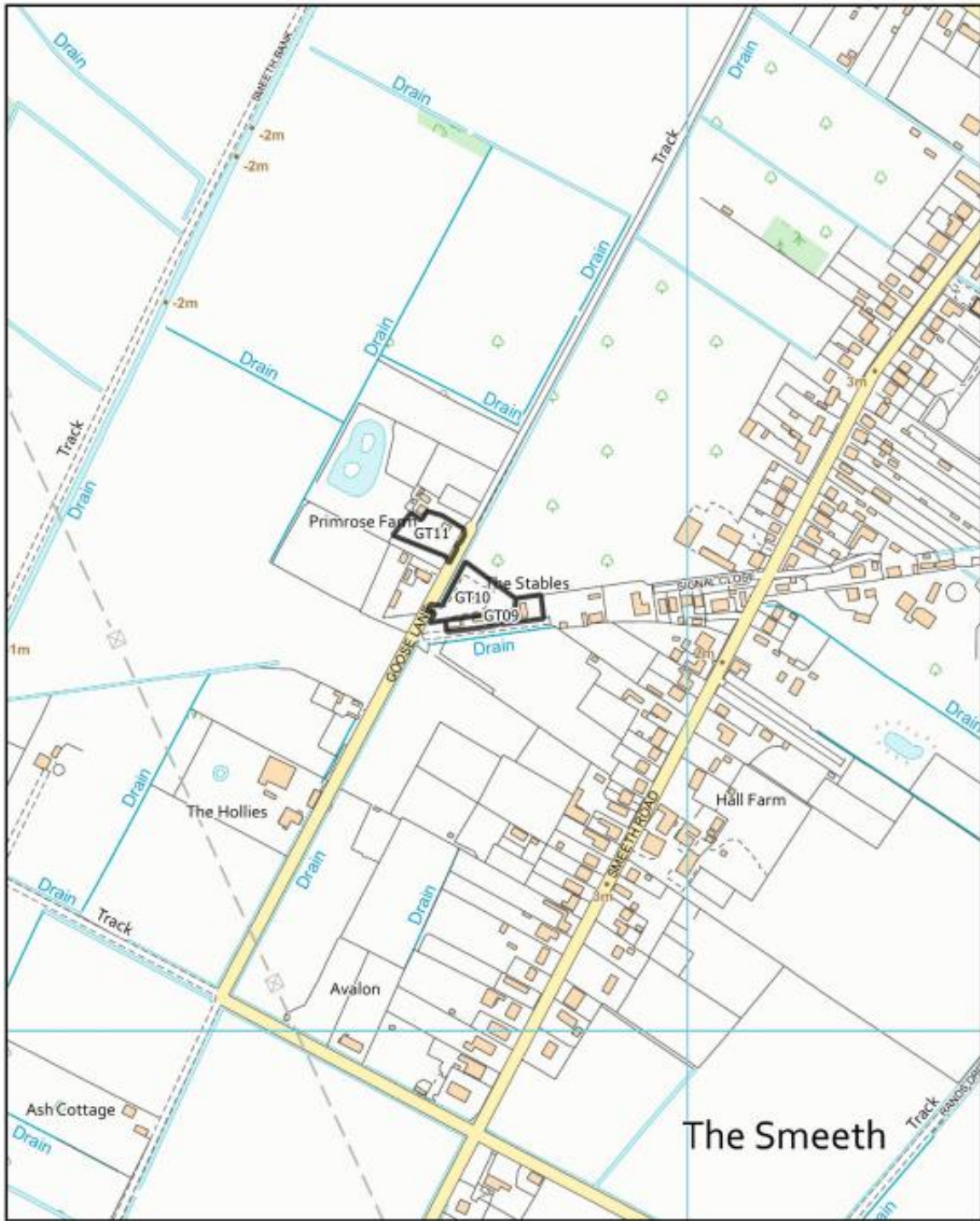
**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**There remains no available capacity to accommodate an additional 3 pitches on this site. It is unlikely that an extension of the site can be secured.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development due to flooding constraints.**



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**GT09, GT10 & GT11**



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## GT43 Homefield, Common Rd South

Site Name/Settlement	Homefield, Common Rd South	Site Reference	GT43
Site Capacity	Some remaining capacity	Site Area (Ha)	1.8
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site some identified constraints that could be overcome through mitigation.
Planning Status	1 Unauthorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development likely to have some impact on townscape, but can be mitigated through siting and design
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green	No known issues. The site is not located on an identified open space

<b>Constraint</b>	<b>Comment</b>
<b>Infrastructure</b>	
<b>Transport and Roads</b>	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated.

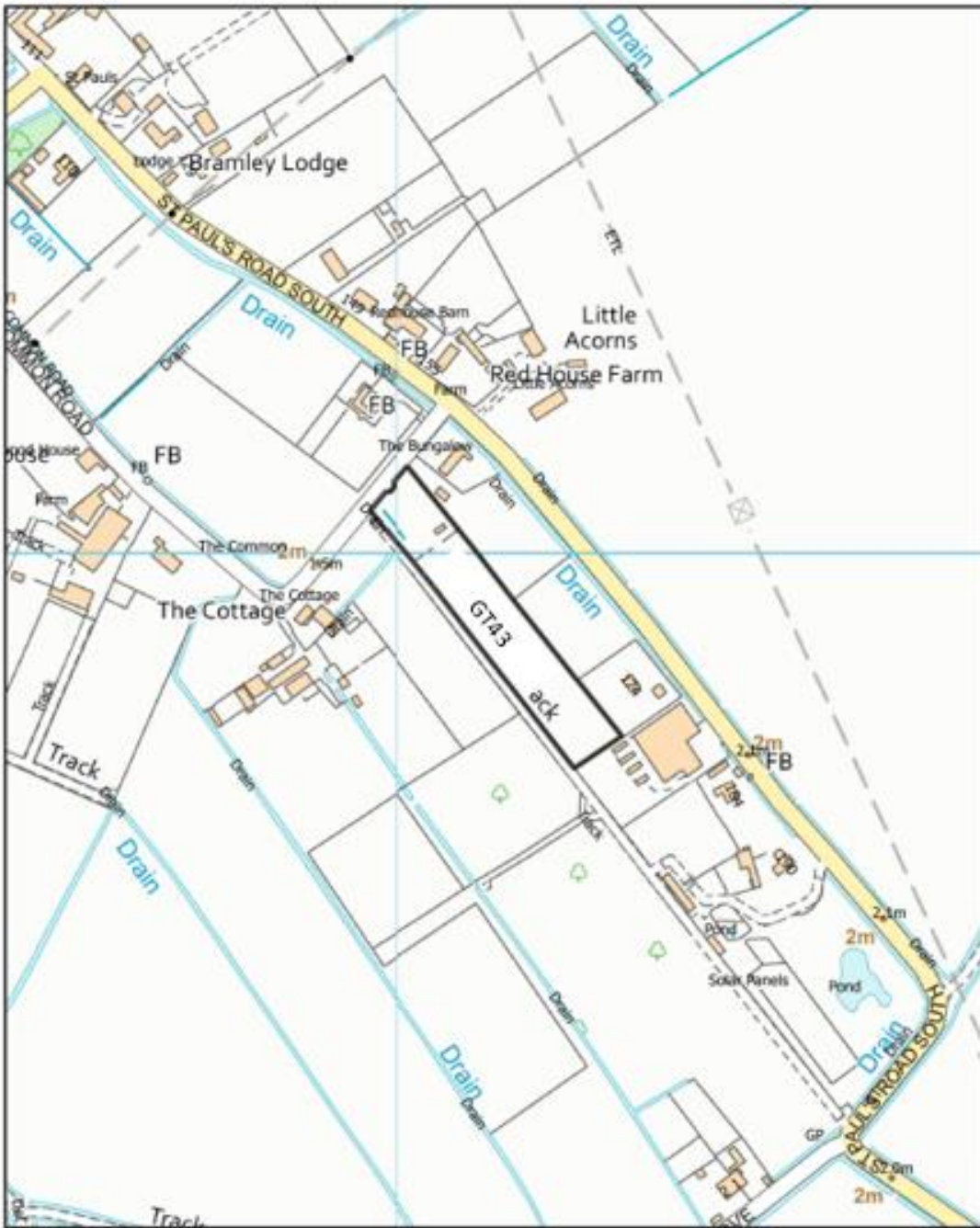
### **Conclusion**

The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.

The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.

In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.

To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.



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GT43



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## GT59 Spriggs Hollow

Site Name/Settlement	Spriggs Hollow	Site Reference	GT59
Site Capacity	Some remaining capacity	Site Area (Ha)	0.48
Proposed Number of additional pitches/plots	5	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some constraints identified that could be overcome through mitigation measures
Planning Status	1 Unauthorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is located within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would not have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Subject to applicant demonstrating acceptable visibility can be provided
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.



## **Conclusion**

**The site has some identified constraints. These include, highways and its impact on local character and landscape.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development.**



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GT59



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## Land for Travelling Showpeople

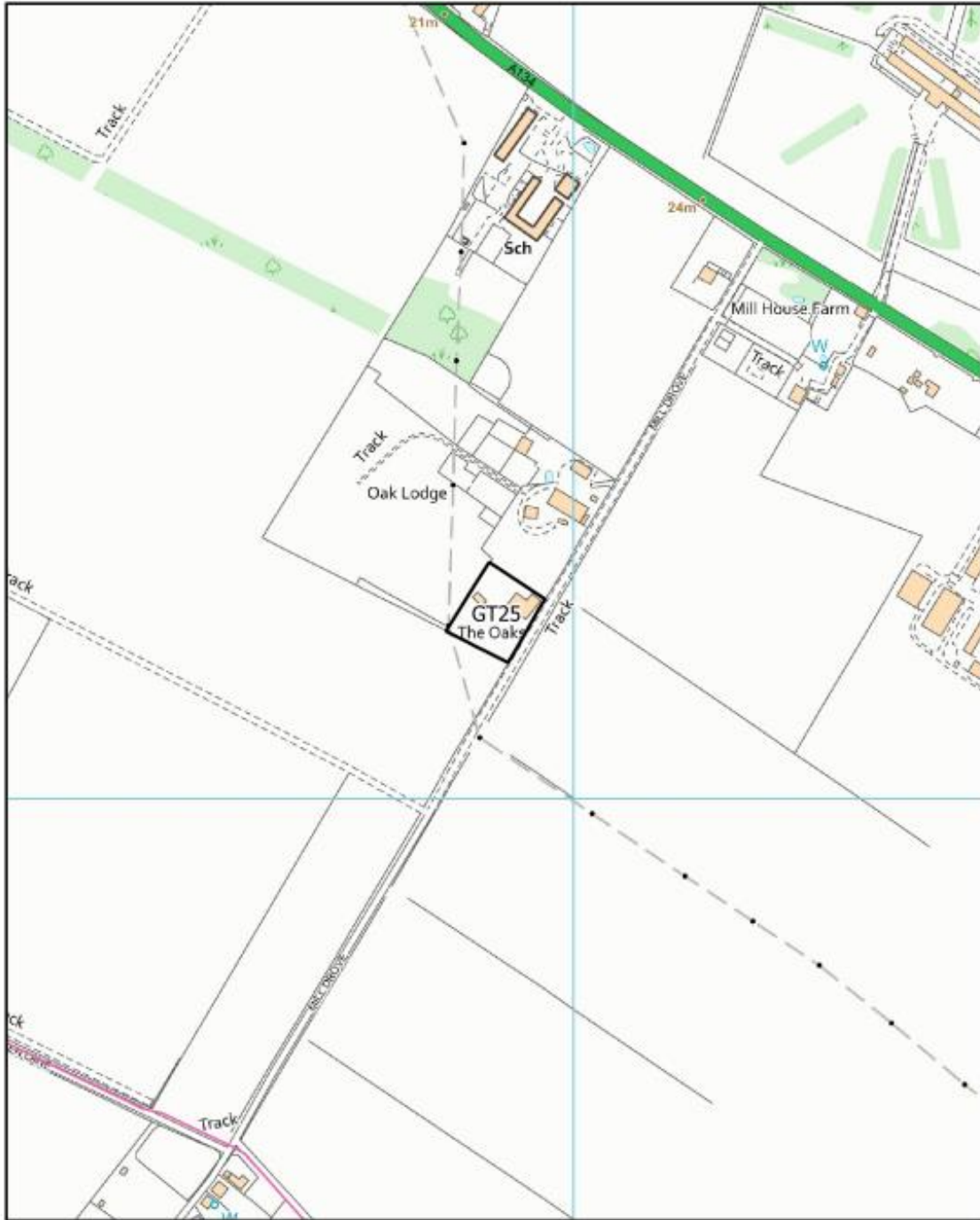
### GT25 Land at the Oaks, Northwold

Site Name/Settlement	The Oaks, Mill Drove, Northwold	Site Reference	GT25
Site Capacity	Some remaining capacity	Site Area (Ha)	0.32
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is suitable
Suitability Comments?	The site has some identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway. Applicant needs to demonstrate that acceptable visibility can be provided.
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Increased slowing stopping & turning movements at a corridor of movement represent a concern. Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with	No Neighbouring or adjoining land use constraints identified.

Constraint	Comment
<b>Neighbouring/ Adjoining Uses</b>	
<b>Conclusion</b>	
<p>The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. This highlights that the site is considered ‘a low risk to life’ in terms of potential flooding volume and depth.</p>	
<p>The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.</p>	
<p>In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.</p>	
<p>To conclude, the site is considered ‘suitable’ for development with some mitigation measures.</p>	



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**GT25**



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## GT62 Land at Redgate Farm, Magdalen Road, Tilney St Lawrence

<b>Site Name/Settlement</b>	Redgate Farm, Magdalen Road, Tilney St Lawrence Travelling Showpeople	<b>Site Reference</b>	GT62
<b>Site Capacity</b>	Some remaining capacity	<b>Site Area (Ha)</b>	0.24
<b>Proposed Number of additional pitches/plots</b>	2	<b>Ownership</b>	Private

<b>Is the site suitable?</b>	<b>The site is potentially suitable</b>
<b>Suitability Comments?</b>	The site has some identified constraints. Due to their being an identified need arising from this site, further work is being undertaken to see if these constraints can be adequately addressed through mitigation.
<b>Planning Status</b>	Authorised

<b>Constraint</b>	<b>Comment</b>
<b>Access to Site</b>	Site has a current access on to an existing highway
<b>Accessibility to Local Services and Facilities</b>	No core services within 800m/10 minutes walking distance.
<b>Utilities Capacity</b>	No concerns raised
<b>Utilities Infrastructure</b>	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
<b>Contamination and Ground Stability</b>	No known issues. The site is unlikely to be contaminated.
<b>Flood Risk</b>	<p>The site is within Flood Zone 2 and/or 3. The screening of sites through the SRFA shows the hazard associated with the undefended Tidal 200-year event with an allowance for climate change, i.e. an indication of the risk to sites if defences were to breach during an extreme event.</p> <p>As this is an existing authorised site where a direct need has arisen through the GTAA 2023, the Council believes that a planning balance needs to be made between meeting this direct need and identifying appropriate mitigation measures to reduce the impact of flood risk to current and future occupiers of the site.</p>
<b>Nationally and Locally Significant Landscapes</b>	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
<b>Townscape</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
<b>Biodiversity and Geodiversity</b>	Development of the site would not have a detrimental impact on any designated, protected species or habitat.

<b>Constraint</b>	<b>Comment</b>
<b>Historic Environment</b>	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
<b>Open Space / Green Infrastructure</b>	No known issues. The site is not located on an identified open space
<b>Transport and Roads</b>	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
<b>Coastal Change</b>	The site is not adjacent to a Coastal Flood Hazard Zone
<b>Compatibility with Neighbouring/ Adjoining Uses</b>	No Neighbouring or adjoining land use constraints identified.

### **Conclusion**

**The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. Further work is needed to address the existing flooding constraints on the site. If these issues can be adequately addressed by mitigation then the site could be used to accommodate the direct future need.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.**



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GT62



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## GT67 Llamedos – Syderstone

Site Name/Settlement	Llamedos - Syderstone Travelling Showpeople	Site Reference	GT67
Site Capacity	Some remaining capacity	Site Area (Ha)	0.65
Proposed Number of additional pitches/plots	1	Ownership	Private

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has some identified constraints that could be overcome through mitigation.
Planning Status	Authorised

Constraint	Comment
Access to Site	Site has a current access on to an existing highway
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity	No concerns raised
Utilities Infrastructure	has access to a water supply network and has its own septic tank or package treatment plant due to the remote location.
Contamination and Ground Stability	No known issues. The site is unlikely to be contaminated.
Flood Risk	The site is located within Flood Zone 1 (low risk)
Nationally and Locally Significant Landscapes	Development of the site would have a neutral impact but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Development of the site would have a neutral impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Development of the site would not have a detrimental impact on any designated, protected species or habitat.
Historic Environment	Development of the site would have a neutral impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	Highway is constrained by its current size, but additional pitches could be supported through appropriate mitigation if and where required.
Coastal Change	The site is not adjacent to a Coastal Flood Hazard Zone
Compatibility with Neighbouring/ Adjoining Uses	Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigate

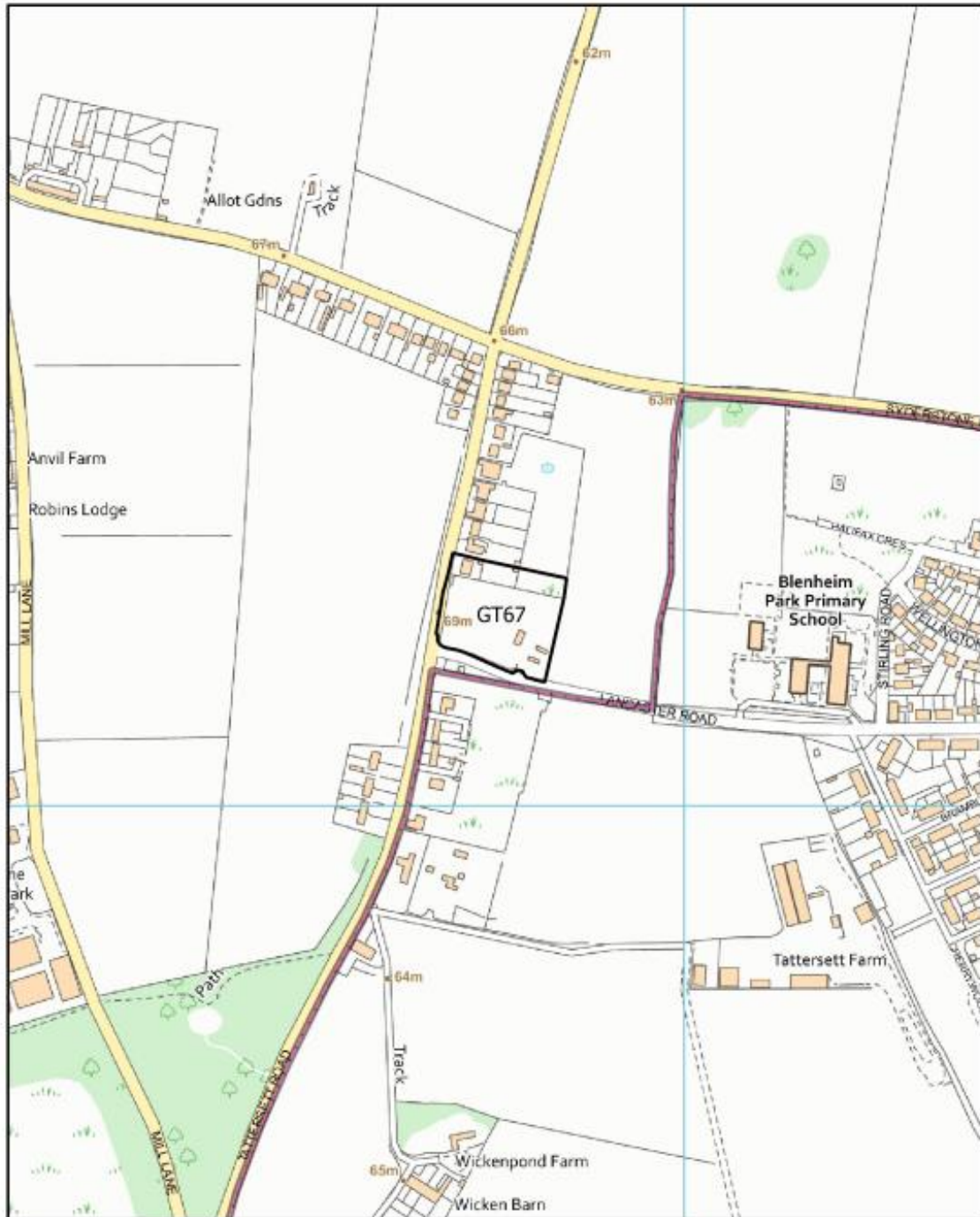
## **Conclusion**

**The site has some identified constraints. These include highways and its impact on local character and landscape.**

**The highway constraints are limited to the capacity of existing infrastructure. Being rural roads, these are minor, but development here is existent and further growth identified is small in scale and unlikely to lead to any severe impacts to the road network.**

**In terms of Landscape and townscape the impact is minimal due to this being an existing and established site.**

**To conclude, the site is considered 'potentially suitable' for development with some mitigation measures.**



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**GT67**



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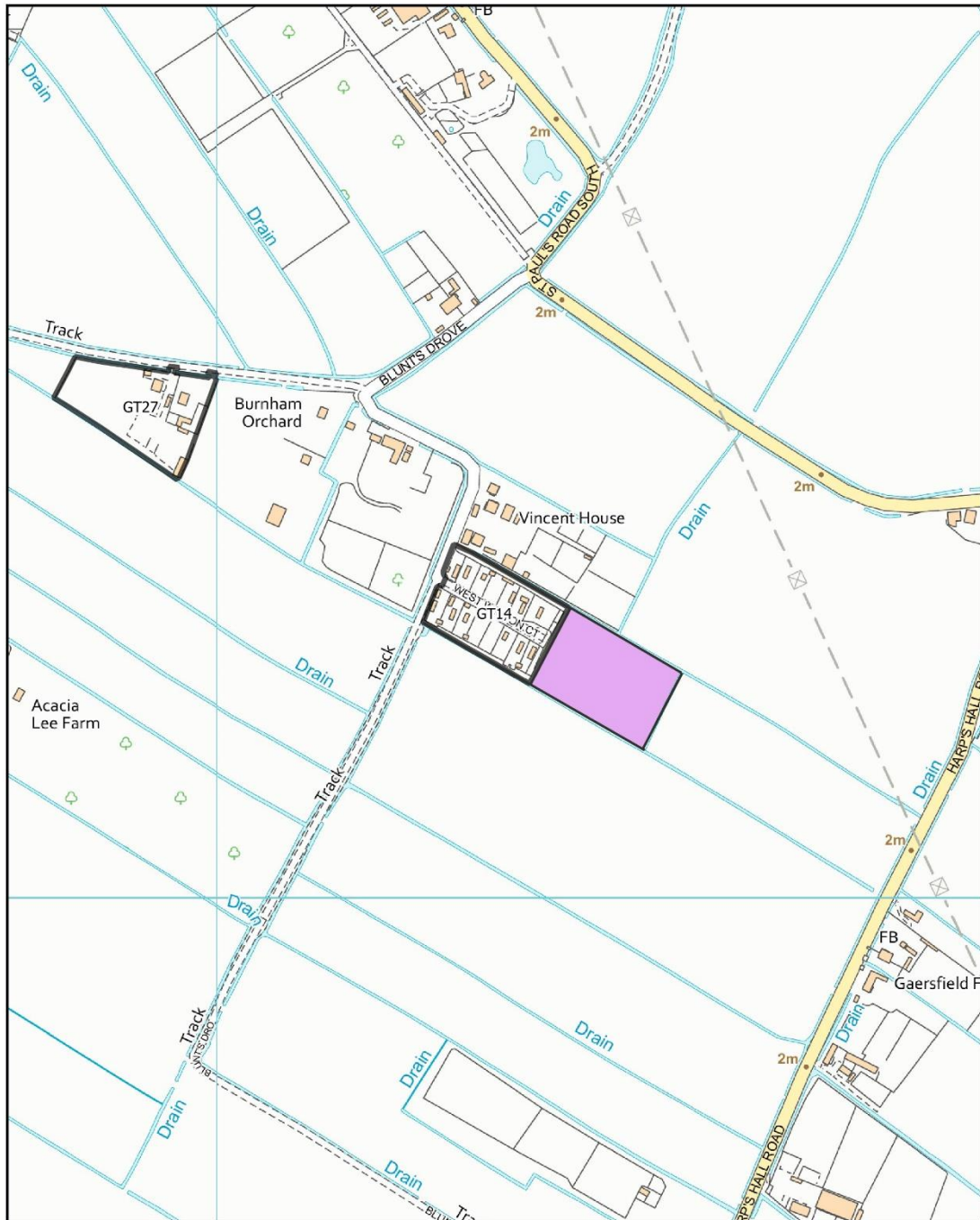
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## **Potential Broad Locations for Growth**

These are locations where land is available for some future development, but there remains some uncertainty over the suitability/deliverability in the medium term. Further work is ongoing to resolve these issues.

- Potential extension to GT14 (purple highlighted area)
- Potential extension to GT17 (purple highlighted area)
- Potential extension to GT18 (purple highlighted area)
- Potential extension to GT21 (purple highlighted area)
- Land at GT37 (purple highlighted area)
- Land at GT38 (purple highlighted area)
- Land at Wisbech Fringe (purple highlighted area)

# Proposed extension to GT14 (purple highlighted area)



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GT14 & GT27

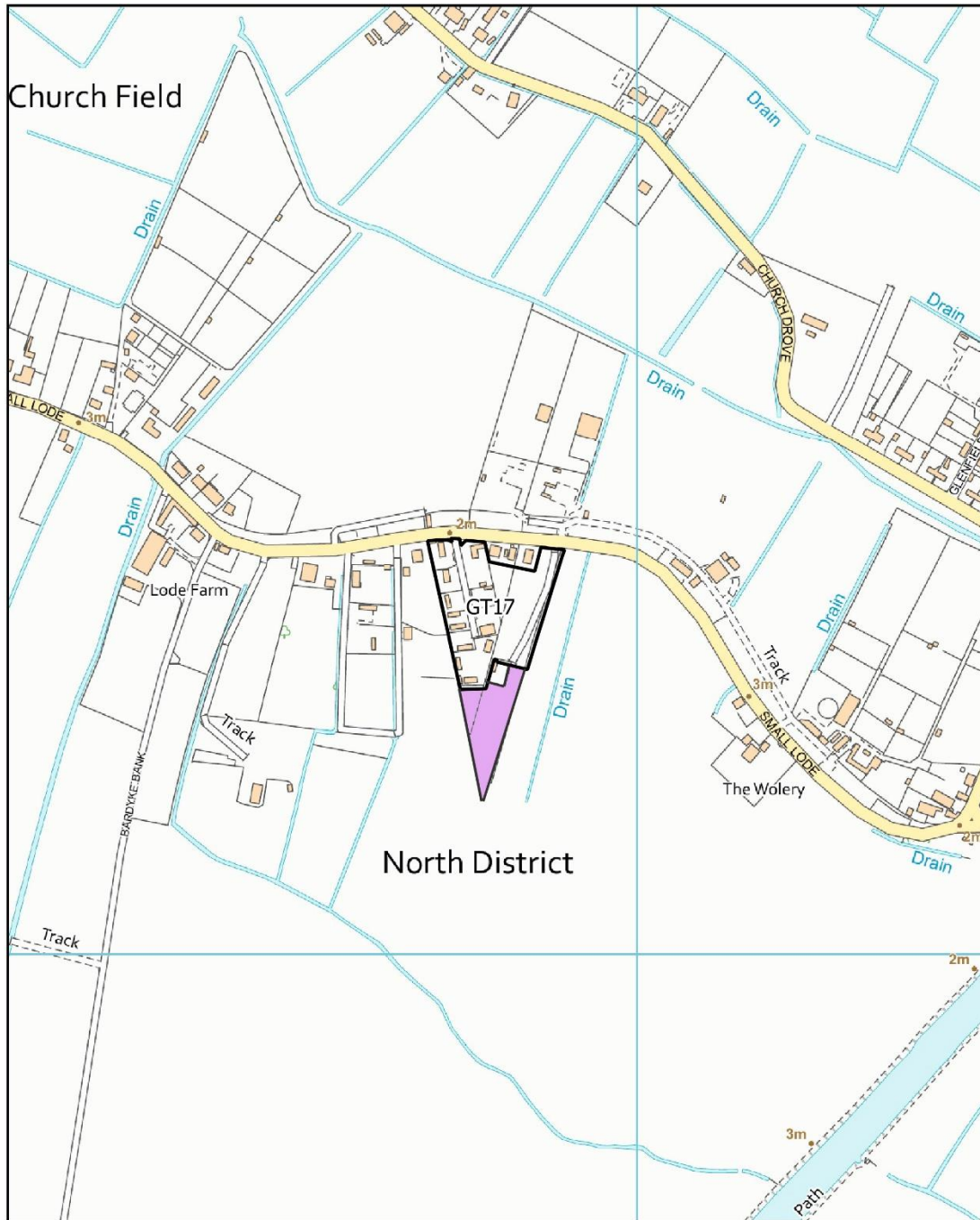


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# Proposed extension to GT17 (purple highlighted area)



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**GT17**

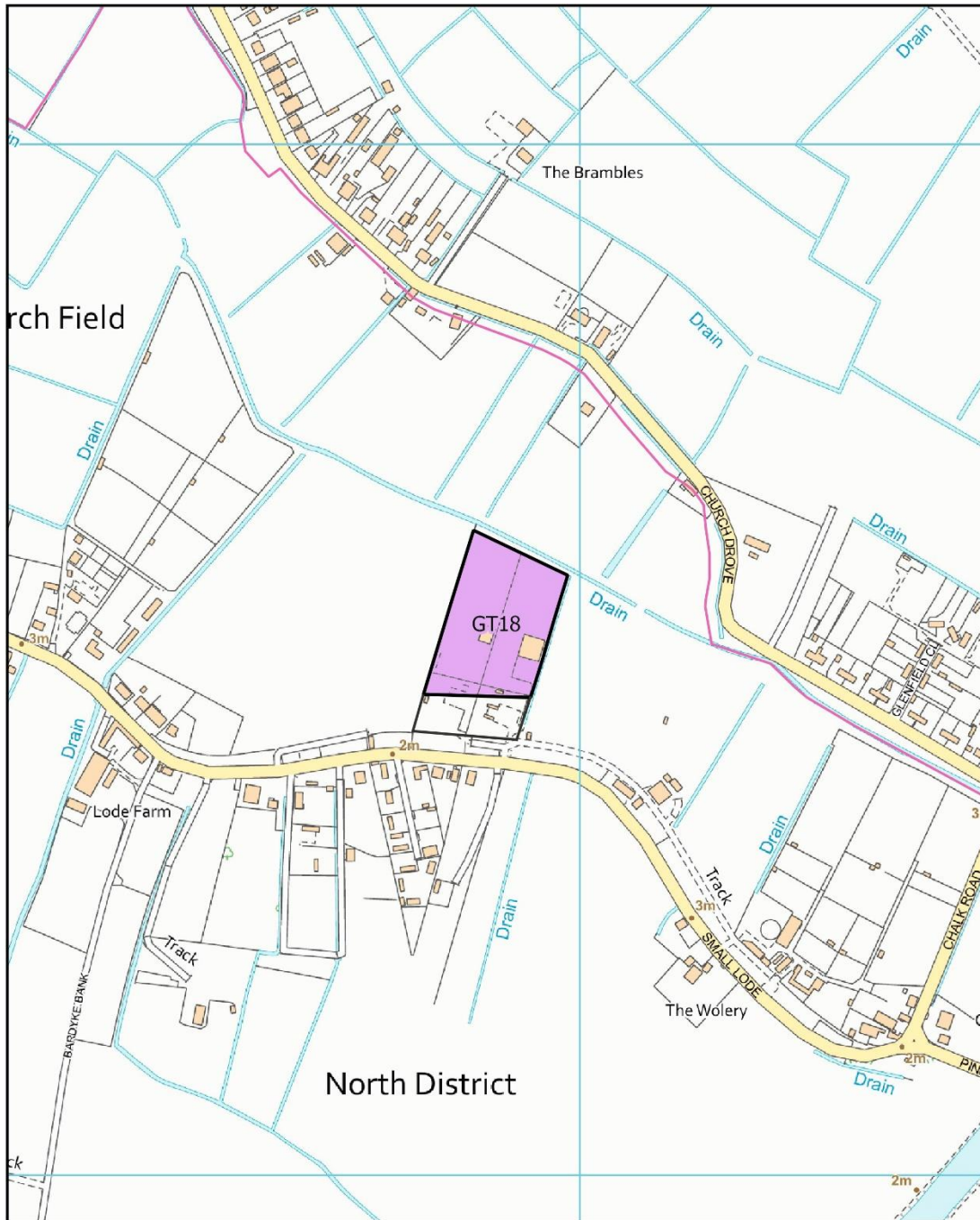


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**Proposed extension to GT18, Small Lode, Upwell (purple highlighted area)**



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**GT18**

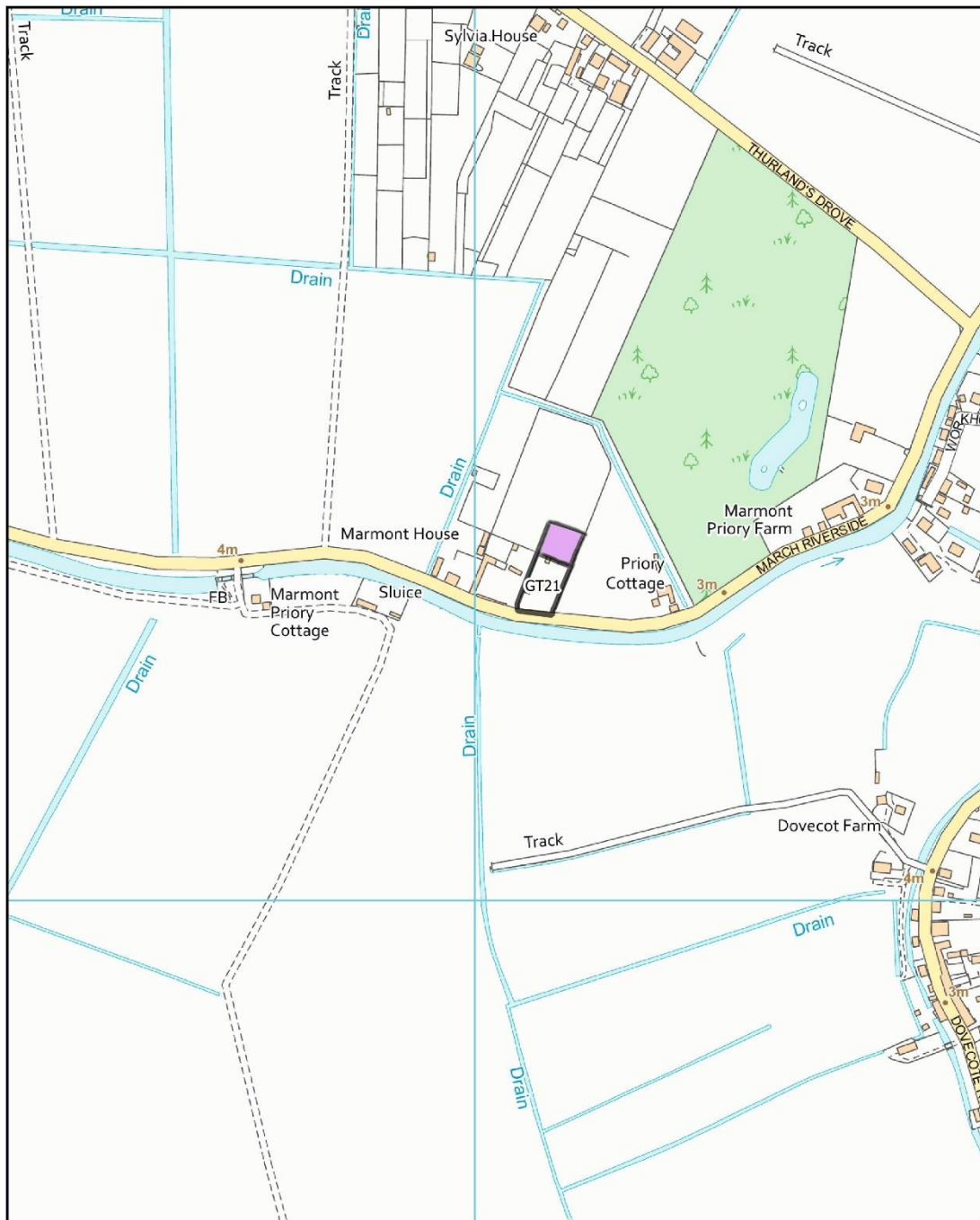


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# Proposed extension to GT21 (purple highlighted area)



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GT21



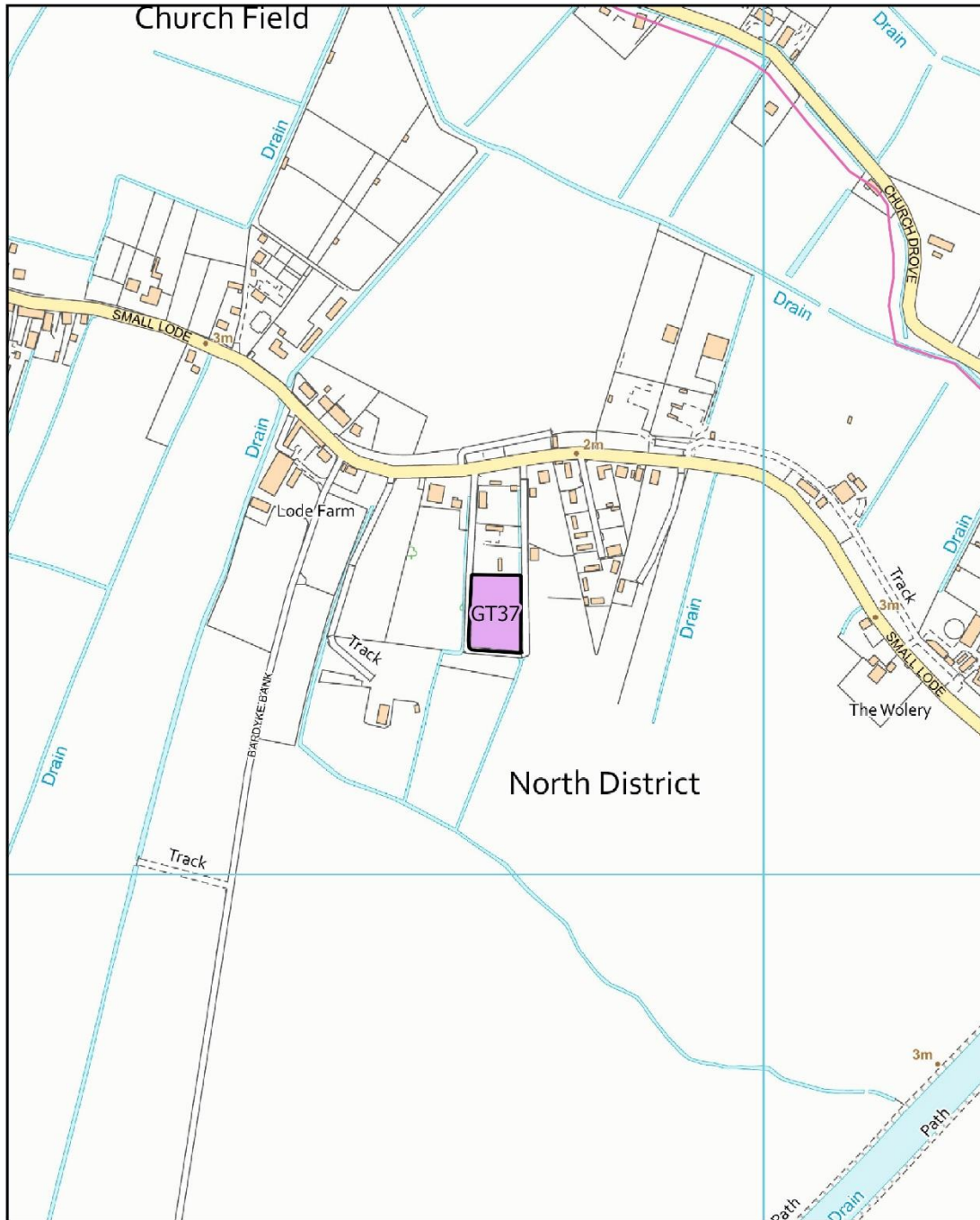
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**Land at GT37, Small Lode, Upwell (purple highlighted area)**



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Tel. 01553 616200

**GT37**

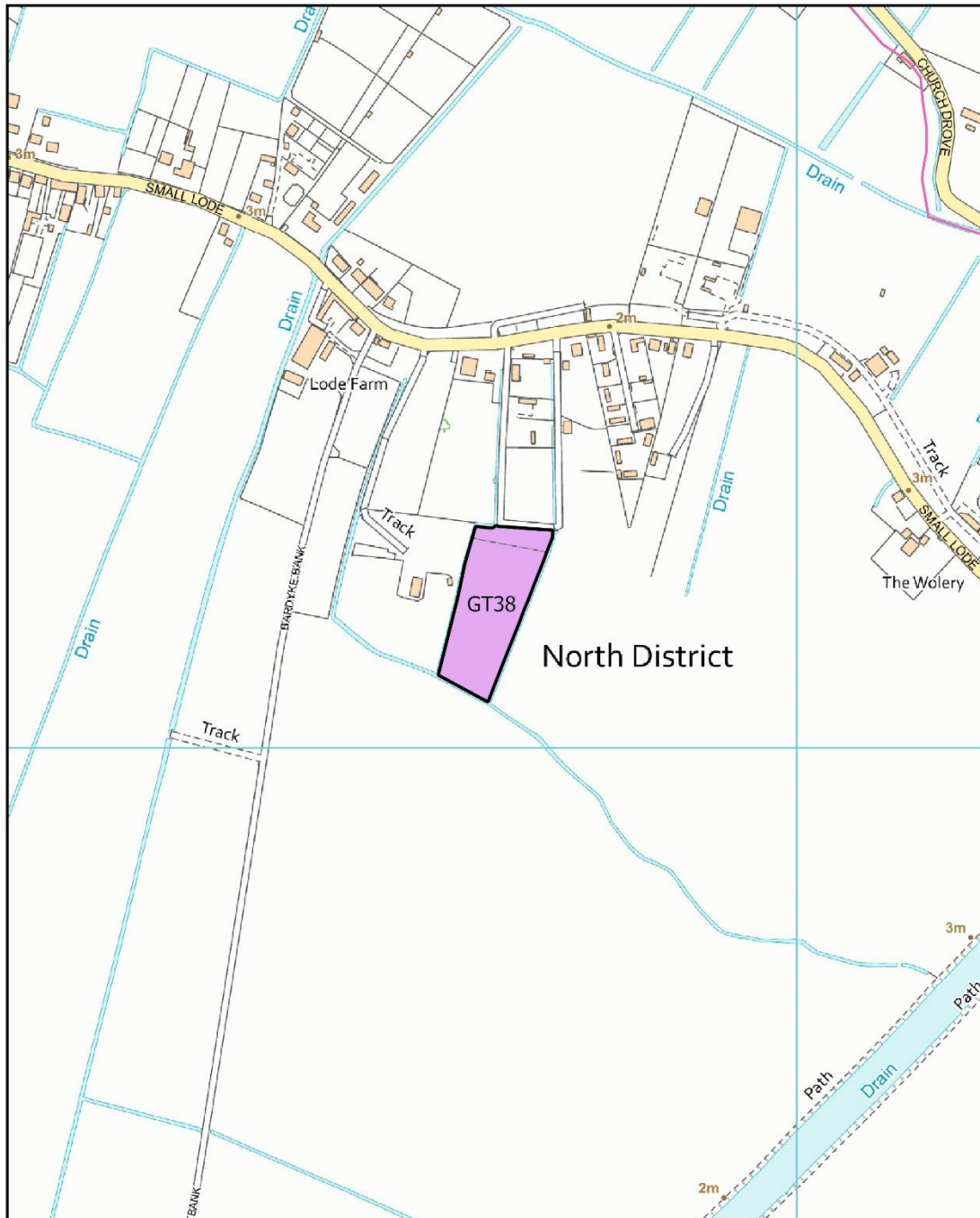


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Ordnance Survey AC0000819234

08/12/2023

**Land at GT38, Small Lode, Upwell (purple highlighted area)**



Borough Council of  
**King's Lynn &  
West Norfolk**  
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**GT38**

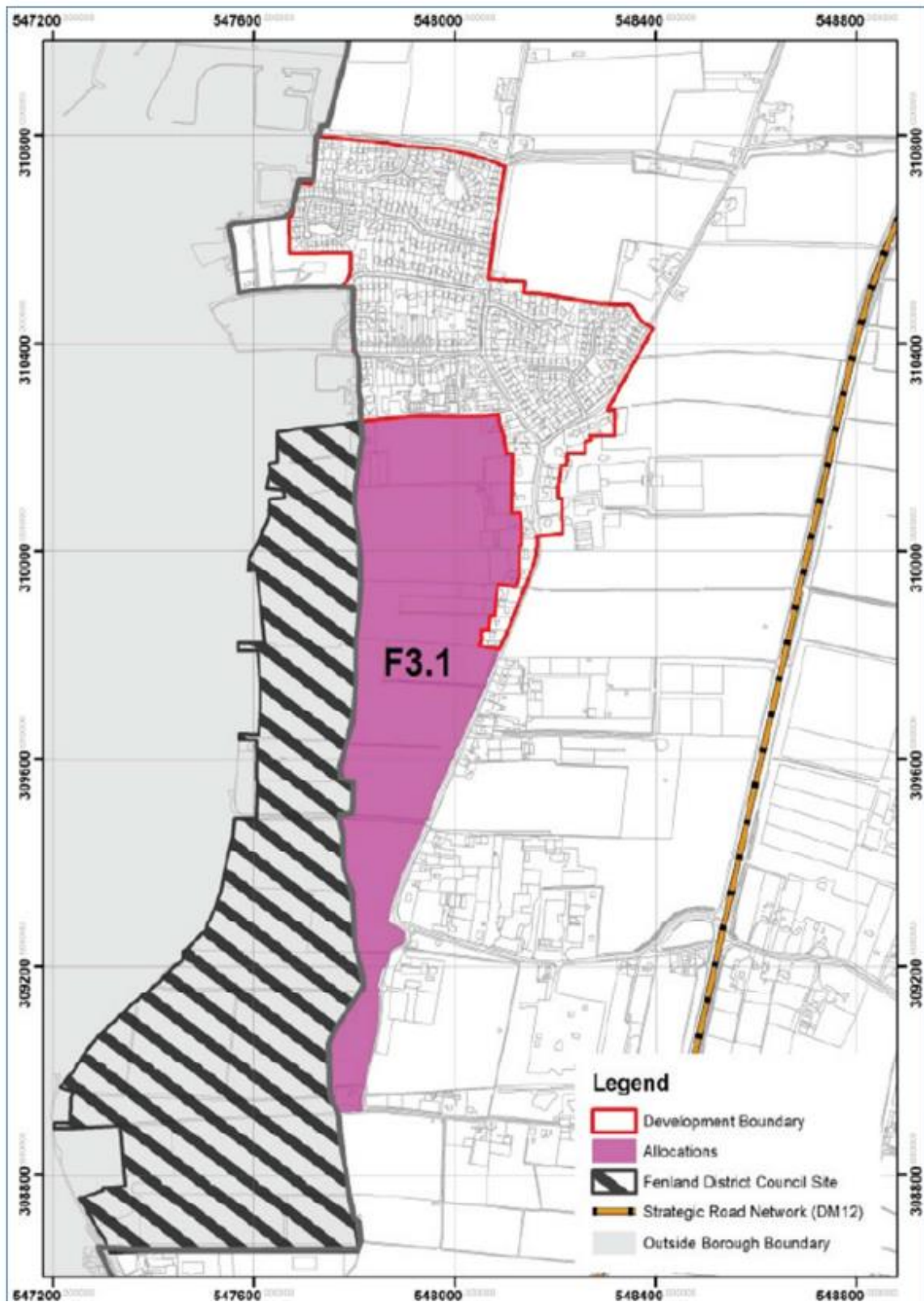


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08/12/2023

# Land at Wisbech Fringe (purple highlighted area)



## 10. How to Respond to this Consultation?

- 10.1 This consultation document was approved by the Borough Council Cabinet on 15 January 2024 ([Agenda for Cabinet on Monday, 15th January, 2024, 6.00 pm \(west-norfolk.gov.uk\)](#)), allowing it to be published for full 6-weeks public consultation. This is also supported by the following supporting evidence base documents, which will similarly be subject to public consultation:
- Gypsy and Traveller Site Assessments (January 2024)
  - Gypsy and Traveller Level 2 Strategic Flood Risk Assessment (SFRA) for potential site allocations (January 2024)
  - Sustainability Appraisal update (Gypsy and Traveller Preferred Site Allocations), January 2024
- 10.2 This consultation will inform the Inspectors in understanding issues affecting the allocation of sites for Gypsies, Travellers and Travelling Showpeople through the Local Plan and setting agendas for examination hearings sessions, anticipated to take place in July 2024. Full details of the consultation are set out in the [Local Plan examination web page](#).
- 10.3 In preparing your response, please note the following:
- Representations can only relate to this consultation document or the three supporting evidence base documents above. Representations on other aspects of the Local Plan will be discounted.
  - The Inspectors are conducting the Local Plan Examination with reference to legal requirements and the tests of soundness; that the Plan is positively prepared, justified, effective and consistent with national policy ([NPPF, paragraph 35](#)).
  - Your submissions will be used by the Inspectors to inform and set agendas for the Gypsy, Traveller and Travelling Showpeople Examination Hearing sessions (anticipated July 2024).
  - Representations will be published on this web page, although all personal information (except for names and organisation name, where appropriate) will not be published.
  - Your personal data will be managed in accordance with our commitments under data protection legislation and our [data protection policy](#).
  - **Comments within representations will normally be published in full unless these contain statements or other materials that are derogatory, discriminatory or inappropriate in content. In such instances representations may be disregarded.**
- 10.4 The consultation will run for 6 weeks, starting on Friday, 26 January. To be considered, representations must be received, at the latest, by **11:59pm on Friday, 8 March 2024**.
- 10.5 Representations can be submitted by:

Emailing the council at [lpr@west-norfolk.gov.uk](mailto:lpr@west-norfolk.gov.uk)

Posting your response to the council at:

FAO: Local Plan evidence base consultation  
Planning Policy Team  
Borough Council of Kings Lynn and West Norfolk  
Kings Court  
Chapel Street  
Kings Lynn  
Norfolk PE30 1EX

- 10.6 Finally, please note that the consultation ends at **11.59pm on Friday, 8 March 2024**. Please note that only comments received by this time can be taken into account. Any comments made after the consultation period may not be considered. Please do not hesitate to contact the Planning Policy team ([planning.policy@west-norfolk.gov.uk](mailto:planning.policy@west-norfolk.gov.uk)) if you have any further queries.

# Gypsies, Travellers and Travelling Showpeople Sites and Policy Consultation (January 2024)

Borough Council of  
King's Lynn &  
West Norfolk



## Frequently Asked Questions (FAQs)

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**Q: Is it necessary for the Council to allocate land to meet accommodation needs of Gypsies and Travellers?**

**A:** Yes. This is both a legal requirement and a national planning policy requirement.

Legal requirements:

- 2004 Housing Act – places a duty on local authorities to provide sufficient accommodation for Gypsies and Travellers
- 2010 Equalities Act – protects the characteristics of Gypsies and Travellers as an ethnic group, and local authorities are required to actively seek to eliminate unlawful discrimination. Gypsies and Travellers have particular needs due to their nomadic culture.

National planning policy requirements:

- The National Planning Policy Framework (NPPF) requires local authorities to provide land to meet housing and accommodation needs for all people, including for Gypsies, Travellers and Travelling Showpeople (GTTS).
- The NPPF is supported by the 2015 Planning Policy for Traveller Sites (PPTS), which sets out what local authorities are required to do to meet the legal requirements in planning for the accommodation needs of GTTS.

**Q: Why is the Borough Council now putting forward proposals to allocate land, to accommodate Gypsies, Travellers and Travelling Showpeople?**

**A:** The council was required to undertake a specific Gypsy and Traveller Accommodation Assessment (GTAA), which was published in June 2023. This report identified a future need for an additional 102 Gypsy and Traveller pitches over the remaining Local Plan period (2023-2039). Of this, a need for 76 pitches must be provided within the first 5 years of this period (2023-2028). The GTAA also identified a need for 5 additional plots for Travelling Showpeople within the first 5 years.

Since publication of the GTAA the need for Gypsies and Travellers has reduced by 5 pitches, to 71 pitches within the first five years, as a result of appeal decisions which have been allowed.

The Planning Inspectors carrying out the examination into the council's Local Plan have directed that the allocation of sufficient land to accommodate Gypsies, Travellers and Travelling Showpeople is a necessity for the Local Plan to pass

examination, as indicated in the Planning Inspectors' 20 June 2023 letter to the Council.

**Q: What happens if the Council decides not to (or is unable to) follow the requirements regarding Local Plan policies for Gypsies, Travellers and Travelling Showpeople?**

A: The Inspectors wrote to the Borough Council on 20 June 2023, setting out the Council's obligations regarding planning for Gypsies and Travellers. The Inspectors' letter is clear and unequivocal, that the Local Plan must allocate land to meet the accommodation needs for Gypsies, Travellers and Travelling Showpeople identified in the latest (2023) Gypsy and Traveller Accommodation Assessment (GTAA).

Failure to do so, to the satisfaction of the Planning Inspectors, would be highly likely to lead to the Local Plan being found "unsound", thereby failing at examination. Failure at examination would lead to the failure/ loss of the Local Plan in its entirety.

**Q: Where is this accommodation need coming from?**

A: Kings Lynn and West Norfolk has a long-established Gypsy and Traveller community. There are over 70 existing sites across the Borough of which nearly all are privately owned. Just like the needs of other communities, the accommodation needs on some of these sites has increased. This is mostly coming from teenage children or other relatives who are, or will be, seeking their own pitch on existing family sites. This is why the Council are proposing to provide most of the current and future accommodation needs on or through extensions to existing established sites.

There is no need arising because of general inward migration.

**Q: What happens if the Local Plan cannot progress further, due to the requirement to allocate land for Gypsies, Travellers and Travelling Showpeople?**

A: As stated, without allocating sufficient land to meet the identified need, then it is highly likely that the Local Plan will be found "unsound"; i.e. fail at examination.

In this situation there would then be little/ no up-to-date policy framework for directing development and delivering infrastructure requirements. This would **not** prevent unwanted development. Instead, the lack of an up-to-date Local Plan would likely lead to "planning by appeal", whereby the Borough Council could not demonstrate 5-year development land supplies. In this case it is likely that unwanted/ undesirable developments would be approved (including Gypsy and Traveller sites) by Planning Inspectors (on behalf of the Secretary of State), often in locations that the Council would wish to see protected.

**Q: What is the process for the Gypsies, Travellers and Travelling Showpeople work and the wider Local Plan examination, going forward?**

A: The council is carrying out a public consultation exercise regarding Gypsies, Travellers and Travelling Showpeople potential site allocations options, which

will take place for 6-weeks from the 26 January to the 6 March 2024. It is emphasised that this consultation is about potential options. Following the consultation, final recommendations for site allocations will be presented to a meeting of Full Council (likely end of April 2024), to be approved for submission to the Planning Inspectors. Therefore, proposed site allocations for Gypsies, Travellers and Travelling Showpeople can only be taken forward with the specific approval of Full Council. Assuming this is approved for submission to the Inspectors by Full Council, then a timetable going forward, is then likely to be as follows:

- Winter 2023 – Confirmation by Planning Inspectors that Local Plan examination hearings can be reconvened;
- Spring/Summer 2024 – reconvened Local Plan examination hearings, including a session specifically on the Gypsy and Traveller and Travelling Showpeople policy. ;
- Autumn 2024 – Consultation on Proposed Main Modifications to the Local Plan;
- Late 2024 – Publication of Inspectors' Report;
- Early 2025 – Local Plan adoption.

**Q: How were the accommodation needs of Gypsies, Travellers and Travelling Showpeople assessed?**

A: The methodology for assessing needs for Gypsies, Travellers and Travelling Showpeople accommodation is set out in the 2023 Gypsy and Traveller Accommodation Assessment (GTAA). This was assessed through a series of questionnaires and engagement between the appointed consultant (ORS) and travelling communities. Most need has arisen from the creation of new households/ family units coming of age, from established communities. The study was carried out in accordance with current best practice guidance.

**Q: Where is the accommodation need for Gypsies, Travellers and Travelling Showpeople located in West Norfolk?**

A: Accommodation needs are mostly localised, as these arise from existing communities. 72% of the need for Gypsies and Travellers is identified in three parishes – Outwell, Upwell and Walsoken. For Travelling Showpeople, the outstanding need has arisen from existing sites at Methwold and Northwold.

It is emphasised that the overwhelming need for Gypsies and Travellers is situated in the area of the Fens around Wisbech. This is reflected in the proposed site allocations.

**Q: Are the sites, locations and policies within the consultation document subject to, or likely to, change?**

A: Yes. These policies and potential site allocations are only draft/ indicative at this stage. All feedback from the forthcoming consultation (January – March 2024) will be reviewed and used to update documents where appropriate before the Council makes its final decisions.



**Q: Are the pitch and plot numbers subject to change?**

A: Yes. The Gypsy and Traveller Accommodation Assessment (GTAA) sets out the defined need, as at summer 2023. This has already reduced due to recent appeal decisions (i.e. reduction by 5 Gypsy and Traveller pitches), and could change further if there are further approvals, either through planning applications, or appeal decisions allowed.

These pitch/ plot numbers are therefore only indicative at this stage and may be subject to further change following the consultation.

**Q: Why does the consultation document propose more than the minimum requirement/ identified need proposed?**

A: As the Council has not yet made a final decision on the locations of site allocations or detailed policy wordings, all reasonable options are subject to consultation. This enables flexibility and would allow for the Council to still meet its obligations if any of the potential site allocations were to be discounted through the consultation.

**Q: Who will be consulted?**

A: In accordance with the Statement of Community Involvement, all statutory consultees and interested parties will be consulted, subject to the requirements of the 2018 Data Protection Act.

**Q: How and when can I respond to the consultation?**

A: The consultation will commence on Friday, 26 January 2024, running for 6 weeks (closing date, Friday, 8 March 2024). Details will be set out on the Local Plan examination web page:

- [https://www.west-norfolk.gov.uk/info/20079/planning\\_policy\\_and\\_local\\_plan/951/local\\_plan\\_review\\_2016-2036\\_examination](https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/951/local_plan_review_2016-2036_examination)).

To assist the consultation, there will be a representation form. This should be used, to ensure we can capture the information required to allow us to process your response. Please note that representations must be received within the 6-weeks period to be considered.