

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



Regeneration and Development Panel

Agenda

**Wednesday, 10th January, 2024
at 6.00 pm**

in the

**Council Chamber, Town Hall, King's Lynn
and available for the public to view on**

[WestNorfolkBC on You Tube](#)



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

Thursday 21st December 2023

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 10th January, 2024 at 6.00 pm** 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 for absence

To receive any apologies for absence.

2. Minutes (Pages 4 - 13)

To approve the minutes of the previous meeting.

3. Declarations of Interest (Page 14)

Please indicate if there are any interests which should be declared. A declaration of 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 Member should withdraw from the room whilst the matter is discussed.

Those 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 from the public seating area.

4. Urgent Business

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

5. 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 what items they wish to be heard before a decision on that item is taken.

6. Chair's Correspondence

If any.

7. Baxter's Plain Final Report (Pages 15 - 66)

8. Cabinet Report - Local Plan Gypsy and Traveller Preferred Sites Consultation Document (Pages 67 - 186)

9. Work Programme and Forward Decision List (Pages 187 - 195)

10. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on 30th January 2024 at 6.00pm in the Town Hall.

To:

Regeneration and Development Panel: P Beal, S Bearshaw (Chair), R Blunt, F Bone, A Bubb, Mrs J Collingham, R Colwell, C J Crofts, A Dickinson, D Heneghan (Vice-Chair), A Kemp and C Rose.

Portfolio Holders:

Agenda Item 7: Councillor Beales – Portfolio Holder for Business

Agenda Item 8: Councillor Moriarty – Portfolio Holder for Regeneration and Development

Officers

Duncan Hall – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Stuart Ashworth – Assistant Director

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**REGENERATION AND DEVELOPMENT PANEL**

Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 28th November, 2023 at 5.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn

PRESENT: Councillors S Bearshaw (Chair), P Beal, F Bone, R Blunt, T Bubb, J Collingham, C J Crofts, D Heneghan, A Kemp and C Rose.

MEMBERS OF THE CORPORATE PERFORMANCE PANEL AND ENVIRONMENT AND COMMUNITY PANEL BY INVITATION FOR ITEMS RD56 AND RD60: Councillors T Barclay, J Bhondi, S Collop (remotely), S Dark, P Devulapalli (remotely), B Jones, S Lintern, B Long, J Osborne, J Ratcliffe (remotely) and A Ware

PORTFOLIO HOLDERS:

Councillor Beales – Portfolio Holder for Business

Councillor de Whalley – Portfolio Holder for Biodiversity and Climate Change

Councillor Moriarty – Portfolio Holder for Regeneration and Development

Councillor Parish – Leader of the Council

Councillor Ring – Portfolio Holder for Tourism, Events and Marketing

Councillor Rust – Portfolio Holder for People and Communities

REMOTE ATTENDEES: Councillor Joyce

PRESENT UNDER STANDING ORDER 34: Councillor Parish

OFFICERS:

Duncan Hall – Assistant Director

David Ousby – Assistant Director

Karl Patterson – Senior Housing Development Manager

Hannah Wood-Handy – Planning Control Manager

BY INVITATION:

Hannah Edge – Norfolk County Council

RD52: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Colwell and Dickinson.

RD53: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Parish.

RD54: DECLARATIONS OF INTEREST

Councillor Kemp declared an interest in RD62: Update on the Carnegie Library as she was involved in a campaign to save the library.

Councillors Bhondi and Ware declared an interest in items RD56: Proposed business plans for West Norfolk Property and West Norfolk Housing Company and RD60: Finance Model Proposals for the Loan Facility for Council Companies as they were both on the Board of Directors for West Norfolk Property and West Norfolk Housing Company.

Councillor Long declared an interest in items RD56: Proposed business plans for West Norfolk Property and West Norfolk Housing Company and RD60: Finance Model Proposals for the Loan Facility for Council Companies as he had previously been appointed to the Board of Directors for West Norfolk Property and West Norfolk Housing Company.

RD55: **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

RD56: **EXEMPT - CABINET REPORT - PROPOSED BUSINESS PLANS FOR WEST NORFOLK PROPERTY AND WEST NORFOLK HOUSING COMPANY**

Those present were reminded that Members of the Environment and Community Panel and Corporate Performance Panel had been invited to the meeting for this item.

The Senior Housing Development Officer presented the report which presented the proposed Business Plans for West Norfolk Property and West Norfolk Housing Company. It was explained that the Shareholder Agreements for the company required the Board of Directors to provide a draft updated business plan annually for the Shareholder Committee to comment on and endorse. The Business plans could not be adopted or varied unless the Shareholder has given consent.

The Business plans were currently in draft format and more detail on the financial modelling would follow. The Panels would have a further opportunity to consider the business plans before they were finalised. The Senior Housing Development Officer outlined the national and local issues affecting the private rented sector and the important role that the Companies played in delivering Social rented housing and quality private sector rented housing.

The Assistant Director acknowledged that the Business Plans were still incomplete and further detail was required on costs, income and investments. This would be updated after the loan facility proposals had been considered by the Council. He commented that the Boards were both relevant and met the Council's objective to fulfil the housing role, including the need for affordable housing options and to bring forward more housing. He also made reference to the heavy reliance on bed and breakfast temporary accommodation which was unsuitable.

The Panel was invited to comment and consider the draft business plans.

Councillor Dark asked if now was the right time to make the decision as the Business Plans were still in draft and Council had not yet considered the loan facility proposals for the Council. The Assistant Director acknowledged that there was a timing issue, but the Business plans set out the strategic ambition, with figures to follow.

In response to a question from Councillor Collingham, the Assistant Director explained the role of the two companies and their relationship to other Social Housing Providers. He explained that West Norfolk Housing Company was set up to increase the capacity of social housing in the Borough and deliver affordable housing. It was a Registered Provider of Social Housing and had acquired affordable homes and leased flats at Broad Street that were used for temporary accommodation. Properties acquired were managed and maintained through a management company.

West Norfolk Property had been set up to acquire properties from the Council to rent out privately and create a revenue stream.

The Senior Housing Development Officer explained that a fact sheet was being created to clarify the role of each Company and Councillor Collingham commented that a Councillor Briefing on the role of the Companies would be useful.

Councillor Kemp commented that there was a need for more housing and that acquisition was better than spend on bed and breakfast, especially if some people were being sent outside of the Borough for temporary accommodation. The Assistant Director explained that a new strategy was being discussed with the Homelessness and Housing Delivery Task Group to tackle homelessness issues and the use of temporary accommodation.

Councillor Long welcomed the draft Business Plans and, having been involved in their inception, commented that the ethos behind them was still right and proper and benefitted the people of West Norfolk. He welcomed the consideration of adding additional housing stock and providing quality housing for rent. The Assistant Director explained that initially there had been gaps in temporary accommodation, which

was why the Broad Street Flats were acquired and further opportunities would be investigated to meet demand.

In response to a question from Councillor Bone it was explained that different types of properties would be looked at going forward including affordable rented homes and shared ownership. To date the general needs homes had been built on Council development sites. Reference was also made to the homes that would be made available through the Local Authority Housing Fund.

Councillor Bubb asked what arrangements were in place for maintenance of homes and it was explained that management agreements could be considered if there were additional needs.

The Portfolio Holder for People and Communities, Councillor Rust commented that steps needed to be taken to support families and individuals needing help and the different demographics of rough sleepers and those in need of temporary accommodation needed to be considered. She commented that it was important to open up opportunities to move away from bed and breakfast accommodation.

Councillor Crofts requested that less acronyms be used in the report.

In response to a question from Councillor Crofts, it was explained that shared ownership percentages were flexible and the right to acquire also existed for social housing tenants.

Councillor Bhondi commented that there was a need for housing and the council was providing options to meet the needs of the Borough.

Councillor Dark commented that the Council had a responsibility for housing and the Companies provided a mechanism to take direct action.

Councillor Blunt supported the draft Business Plans but raised concern that the viability and ability to have an offer of houses that met particular circumstances needed to be considered. The Assistant Director explained that the financial proposals with the Council would need to be looked at alongside looking at various other funding opportunities.

The Portfolio Holder for Tourism, Events and Marketing, Councillor Ring commented that the Companies were limited in what they could do, but this would change as the Companies became more credit worthy and had a history of trading. He endorsed the Business Plans and commented that they were a great mechanism to help people in the Borough and create a revenue stream for the Council.

Councillor Beales, Portfolio Holder for Business thanked the Panel Members for their comments and explained that technical information and information on legislative requirements could be added to the

Business Plans if required. He outlined the implications of opportunities such as the accelerated construction programme and external factors such as market pace and cost of resources.

RESOLVED: That, jointly, the Panels support the draft West Norfolk Property and West Norfolk Housing Company Business Plans, having due regard to the strategic outcomes defined in the Councils Corporate Strategy in respect of the provision of affordable housing and the comments made by the Panels would be passed to the Shareholder Committee as appropriate.

RETURN TO OPEN SESSION

RD57: **MINUTES**

RESOLVED: The minutes from the previous meeting were agreed as a correct record and signed by the Chair.

RD58: **URGENT BUSINESS**

There was none.

RD59: **CHAIR'S CORRESPONDENCE**

There was none.

RD60: **CABINET REPORT - FINANCE MODELS PROPOSAL FOR THE LOAN FACILITY FOR COUNCIL COMPANIES**

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

Members of the Environment and Community Panel and Corporate Performance Panel had been invited to attend the meeting for this item.

The Assistant Director presented the report which set out options for dealing with the properties leased from the Council to the companies and set out proposed funding criteria to support transfer of the properties into the companies freehold and to meet governance requirements.

Members were advised that the report was still draft and subject to external feedback/advice from consultants. The Assistant Director confirmed that this feedback would be available before the report was considered by Cabinet on 5th December 2023.

The key issues were set out in the report including the capacity of the council to lend money which was limited by legislation and the social value return. Consideration also had to be given to West Norfolk Property and the requirement to charge comparable interest rates. It

was noted that West Norfolk Housing Company and West Norfolk Property were fairly new Companies, with limited trading history, which limited the opportunities for loans.

The Chair thanked the Assistant Director for the report and invited questions and comments from the Panels, as summarised below.

Councillor Dark acknowledged the time constraints to fit in with the budget setting process and that external advice was still awaited, but he felt it was difficult for Members to make recommendations to Cabinet on proposals that had not yet been finalised and proposed that no recommendation be put forward by the Panel at this time. He recognised that the report was being considered by Cabinet on 5th December and asked the Leader if he would permit Members to attend Cabinet under Standing Order 34 and ask questions at Cabinet, rather than be limited to making statements, as per the rules set out in the Constitution.

The Leader confirmed that he would permit this at the Cabinet meeting and requested that Members provide a steer as to if they agree with the proposals in principle, and then the figures would follow.

Councillor Dark's proposal that Cabinet are requested to permit Members to ask questions under Standing Order 34 at the Cabinet Meeting on 5th December, and that no recommendation was put forward by the Panel at this time was seconded by Councillor Long and agreed by the Panel.

Councillor Jones was concerned that the proposals had been presented to the Panel incomplete. The Assistant Director explained that external advice had been sought and research had been conducted to ascertain if banks would provide a loan, but because of the limited trading history and portfolio, they would not. Further external advice was now awaited on the loan facilities available and future funding opportunities.

Councillor Kemp supported the building of more houses to meet the needs of people in the Borough and asked who would safeguard, provide security of assets and monitor. The Assistant Director explained that the Council's Cabinet and Shareholder Committee oversaw the work of the Council Companies and monitored through the Business Plans.

In response to a question from Councillor Bhondi, it was explained that the advice awaited would include detail of the percentage of debt-to-equity options and the cost to the council if they continued to hold the homes.

Councillor Dark commented that he hoped that he could attend the Cabinet meeting and be reassured by the awaited advice.

In response to a question from the Chair, the Assistant Director explained that the housing market was slowing, but there was still a need for rented and social housing and the Council was currently the main developer in the area.

Councillor Long commented that it was all about supply and demand and Social Housing Rent was stipulated by the Regulator. Build costs and rental value needed to be factored in and the Assistant Director commented that viability would need to be considered and balanced against the need for additional housing.

In response to a question from the Chair, the Assistant Director commented that introduction of net zero planning policies would increase build costs, but would make houses cheaper to run.

The Portfolio Holder for Business, Councillor Beales, thanked the Panel for their comments and agreed that their approach to reserve judgement until the final report was available was sensible. He reassured Members that Cabinet would thoroughly consider the implications of the proposals.

RESOLVED: That, jointly, the Panels reserve judgement on the proposals. The comments made at the Panel meeting would be passed onto Cabinet and representatives from the Panels would attend the Cabinet Meeting on 5th December 2023 to comment and ask questions on the final report.

RD61: **CABINET REPORT - CIL GOVERNANCE AND SPENDING DOCUMENT 2024 AND ANNUAL INFRASTRUCTURE FUNDING LIST**

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

The Planning Control Manager presented the report which set out the proposed scheme for allocating funds collected through CIL and presented the final version of the proposed priorities.

The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

Councillor Crofts asked what assurances were in place to ensure that allocated CIL funds were spent correctly, and the Planning Control Manager explained that annual reports had to be provided and recipients also had to sign a contract and terms of reference. They also had to adhere to timescales and progress was monitored by the CIL Team. Monitoring methods were included in the Governance Document.

The Chair commented that the CIL Spending Panel thoroughly considered applications at their meetings.

Councillor Blunt commented that the CIL Spending Panel was still learning and adapting its criteria and processes as they gained more experience. He assured Members that the CIL Spending Panel ensured the best use of CIL funds and he supported the recommendations.

Councillor Kemp commented that there were barriers to accessing CIL funding in unparished areas where there were no constituted groups set up. The Planning Control Manager commented that the CIL Officers provided an excellent service and would support and advise potential applicants. There was also a plethora of information on the application process and criteria on the Borough Council's website.

Councillor Collingham commented that she had received great support from the CIL Team when preparing an application.

The Portfolio Holder for Biodiversity and Climate Change, Councillor de Whalley, thanked officers for their work and welcomed proposals to simplify and clarify processes. He provided comment on further improvements which could be considered in the future.

The Portfolio Holder for Tourism, Marketing and Events, Councillor Ring, welcomed ideas to improve processes and commented that, in the future, consideration should be given to giving greater weight to applications where community fundraising had taken place.

The Portfolio Holder for Regeneration and Development, Councillor Moriarty thanked the officers for their contribution and explained that this had been a light touch look at the way CIL was governed, and a more thorough review would be conducted in the future. He noted the comments of the Panel Members and Portfolio Holders and explained that the CIL Spending Panel would look at processes in more depth and further changes and proposals would be brought back to the Panel in due course for consideration.

RESOLVED: The Regeneration and Development Panel support the recommendations to Cabinet, as set out below.

That Cabinet agree to adopt the arrangements in the CIL Governance and Spending document attached to the report.

RD62: **UPDATE ON THE CARNEGIE LIBRARY**

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

Hannah Edge, Head of Communities and Customer Services from Norfolk County Council presented the Panel with an update on future planning, and the engagement plans for the Multiuser Community Hub Project and the Carnegie Library Building. She explained that throughout November the Communities Team at Norfolk County

Council had been gathering feedback and talking to residents to start conversations about the next stage of design for the Multiuser Community Hub and provide residents with the opportunity to talk about the future of the Carnegie Library.

Norfolk County Council with support from the Borough Council had jointly produced a timeline to set out intentions of community transition for the community owned Carnegie Library and the update today provided an update on progress.

Drop-in sessions had been held for residents along with the opportunity to complete an online feedback form which included the opportunity to suggest future use of the Carnegie Building. The next stage in the timeline was to engage with interested parties.

Hannah Edge provided an overview of some of the comments and interest received from residents and interested parties. A feedback report would be prepared and published by Norfolk County Council and then an expression of interest process would be carried out.

The Chair requested that any available reports be circulated to Councillors as appropriate.

The Chair thanked the Head of Communities and Customer Services for the update and invited questions and comments from the Panel, as summarised below.

Councillor Kemp thanked the Head of Communities and Customer Services for the work she had been doing with the community and consulting with residents. She commented that the practicalities of the Carnegie Building were that it was a Grade II Listed Building and would have repairing and maintenance costs, which could prevent community use and put the future of the building at risk. She commented that it should stay under the ownership of the County Council. On suggested uses she commented that the building should be used as a museum, gallery or a free public access space. The Head of Communities and Customer Services thanked Councillor Kemp for her ideas and commented that a sound financial plan would be important, and the Council would work, and support interested parties as much as possible.

Councillor Bone commented that the Carnegie building needed to remain in community use and could be used as a museum or a wedding venue.

In response to a question from Councillor Crofts, it was explained that a variety of options would be explored once the expression of interest exercise had opened.

Councillor Bubb commented that the building should be used to house the many pictures and museum items which were currently in storage,

it could also be used for pop up exhibitions. He commented that the site should not be used for something unworthy, and use needed to reflect the special nature of the building.

Councillor Lintern suggested an Asset of Community Value application.

The Portfolio Holder for Biodiversity and Climate Change, Councillor de Whalley, commented that he had received lots of concern from residents on the future of the building. He suggested it could be used as a children's library or a community centre.

The Leader of the Council, Councillor Parish asked if structural surveys were available, and the Head of Communities and Customer Services explained that a survey had been commissioned which set out the detail of the features and fabric of the building and this would be made available to interested parties.

The Portfolio Holder for Tourism, Event and Marketing, Councillor Ring commented that the building was not suited for a library. He thanked the Head of Communities and Customer Services for the update and looked forward to a further update on the expressions of interest, once available.

RESOLVED: The update was noted.

RD63: **WORK PROGRAMME AND FORWARD DECISION LIST**

The following items were suggested for addition to the Work Programme:

- Further workshop session on the Transport Strategy
- Car Parking Strategy
- Review of Crematorium Facilities – more appropriate to be presented to the Environment and Community Panel.
- LCWIP Update

RESOLVED: The Panel's Work Programme and Cabinet Forward Decision List was noted.

RD64: **DATE OF THE NEXT MEETING**

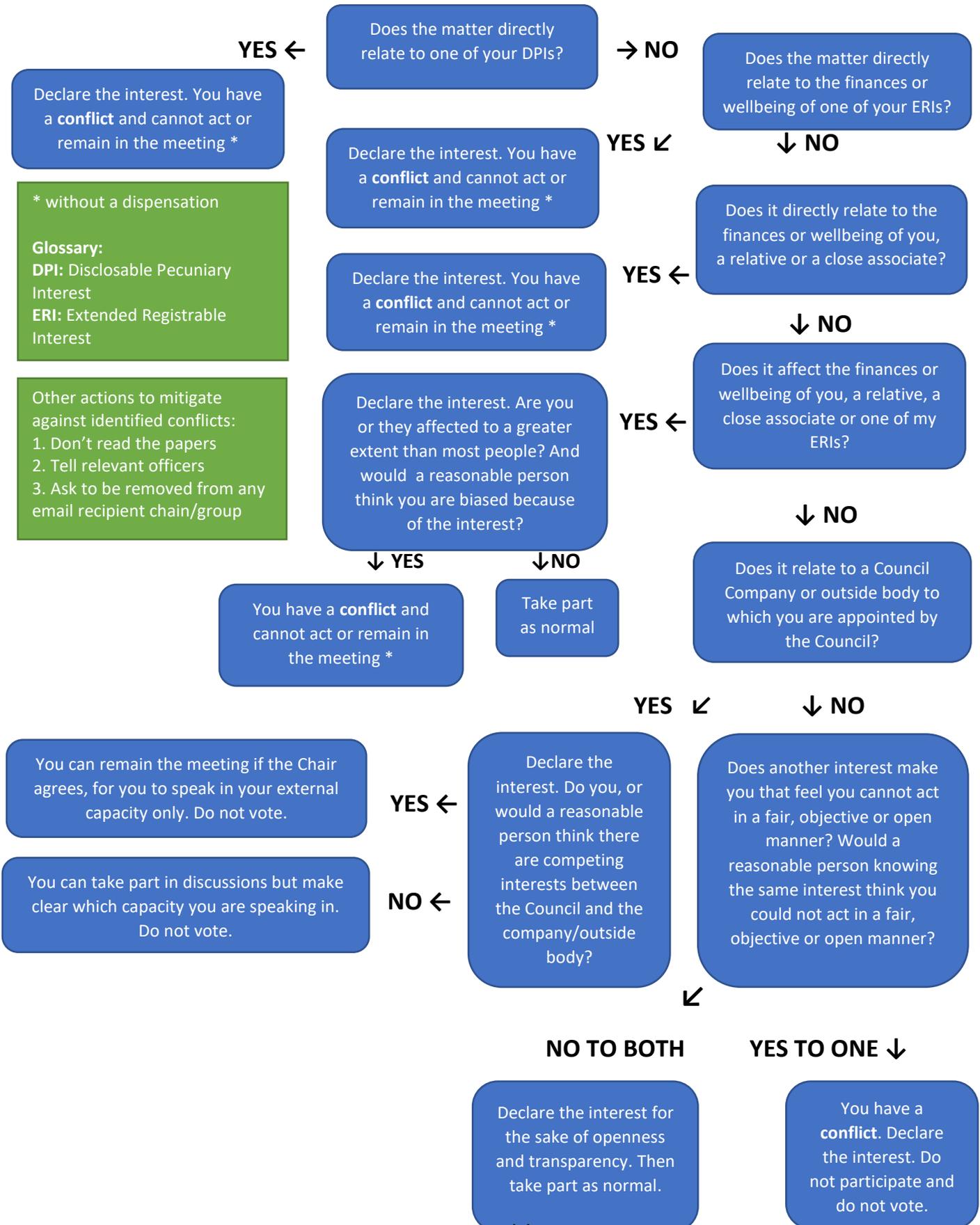
The next meeting of the Regeneration and Development Panel would be held on Wednesday 10th January 2024 at 6.00pm in the Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 7.27 pm

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

Baxters Plain, King's Lynn

Concept Design



BDP(90)R02 December 2023

BDP.

Agenda Item 7

CONTENTS

1.0	Introduction and Background	6.0	Greening Strategy
2.0	Site Analysis	7.0	Furniture & Materials Strategy
3.0	Engagement and Consultation	8.0	Drainage Strategy
4.0	Design Vision	9.0	Lighting Strategy
5.0	Proposed Interventions	10.0	Phasing Plan
		11.0	Next Steps

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Produced by

BDP.

Client

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



Revision Record

R01	08.11.23	Draft work in progress	Written by MC	Checked by MK
R02	19.12.23	Final Issue	Written by MC	Checked by MK

The Brief

We were commissioned to undertake a concept design and feasibility study by Borough Council of King's Lynn & West Norfolk (BCKLWN) and Norfolk County Council. The study area is identified within the red line boundary in the diagram opposite.

The scope of this project is to develop potential proposals for public realm enhancements in the area and provide QS cost estimates. The outcomes of this stage of work will inform the final design and be the establishment of a scheme jointly endorsed by BCKLWN & Norfolk County Council as a key project partner and determine the preferred route to delivery.

The scope aims to develop a vision, set the design principle and develop the concept design in addition to assessing the feasibility and cost for the public realm enhancements for Baxters Plain within the red boundary line.

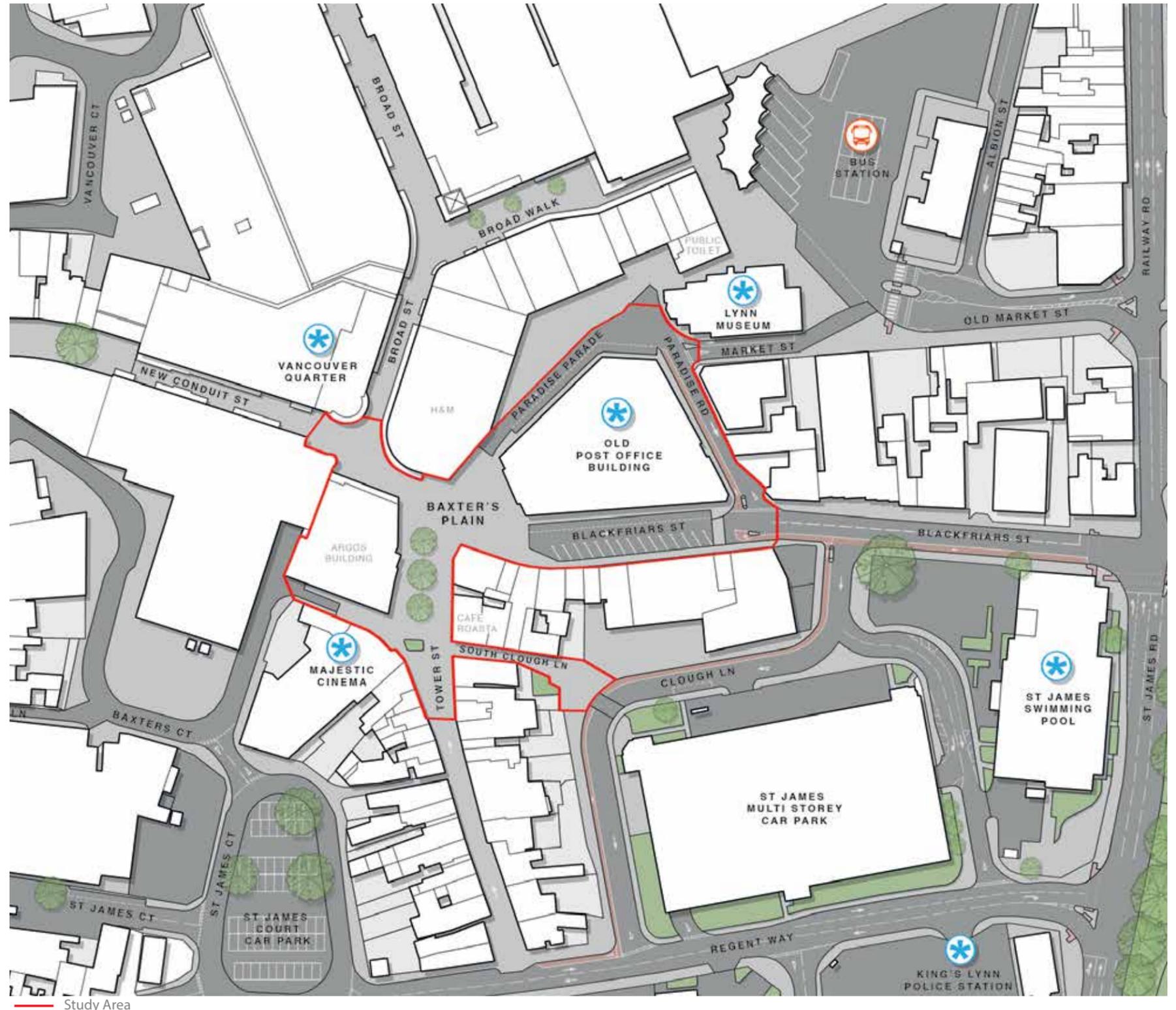
The brief seeks to address the following:

- Create an identity for Baxters Plain, linking it to King's Lynn historic context.
- Reinforce the character of the spaces within a connected network.
- Improve walking routes, designing a pedestrian friendly environment.
- Enhance green infrastructure, with new trees and planting.
- Provide opportunities for temporary events and art installations.
- Rationalise the existing paving and street furniture palette.

Since our appointment in April 2023 we have undertaken the following tasks:

- Commissioned a topographical survey.
- Reviewed the existing site information and previous studies provided by BCKLWN.
- Carried out site visits to understand the opportunities and constraints.
- Engaged with stakeholders.
- Developed the vision and concept design.
- Carried out public consultation.
- Refined the proposals.
- Worked with the QS to provide a cost estimate.

The aim of this report is to provide an overview of the design process which lead to establishing the vision for the space. In addition, to inform about the opportunities that could be considered to enhance the scheme.



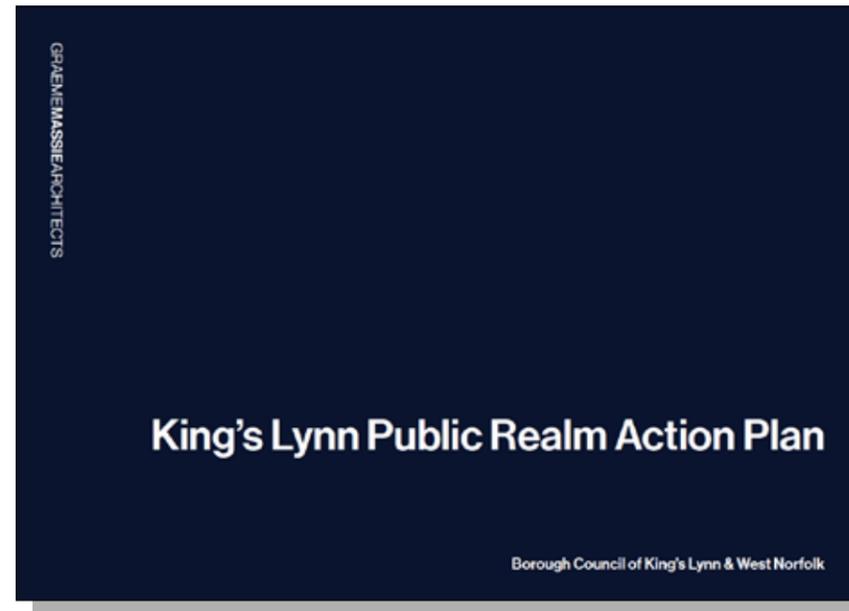
1.0 Introduction & Background

King's Lynn Public Realm Action Plan

We have reviewed the King's Lynn Public Realm Action Plan report which sets out the vision and the public realm guides for King's Lynn and in particular for Baxters Plain.

The Public Realm Action Plan identifies Baxter Plain as follows:

- Primary civic space in the town centre.
- Key space along the railway to river route, sitting halfway between the station and the river.
- Baxter's Plain sits within the desired pedestrian priority area in the centre, as identified in the Local Walking and Cycling Infrastructure Plan.
- Potential to improve green infrastructure with street trees.
- Requires enhanced infrastructure for civic and public events.
- Bespoke lighting design.
- Bespoke material palette.
- Possible inclusion of public art to reinforce spatial strategy & interpretation of heritage.
- Sits within the priority zone for public space decluttering.



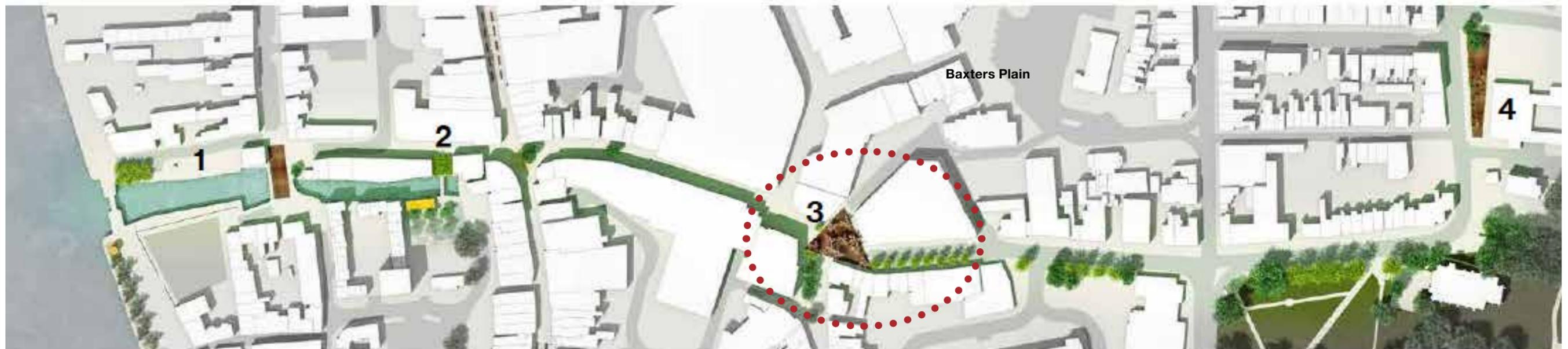
Extract from the public realm group for Baxters Plain proposal

The extension of the town centre's pedestrianised area into Baxter's Plain and along Blackfriars Street, as far as Paradise Road, makes an important contribution to the improvement of the pedestrian environment on this route. The extension of this pedestrianised area should generally follow the general guidelines for streetscapes outlined in (see chapter 'Establish a Consistent Material Palette' - p38).

However, at the junction of Blackfriars Street and Tower Street it is proposed that a new, distinct space is created that can form a gateway to the town centre. This space should be designed to support the proposed construction of a new Community Hub here. Street trees and pedestrian infrastructure (e.g. seating and street furniture) should be integrate into this space(s).

19

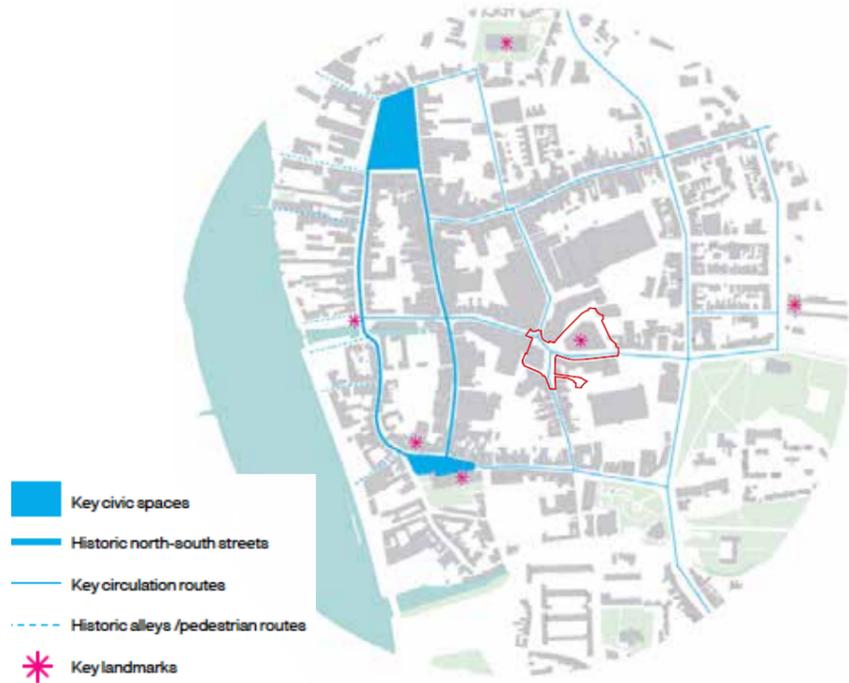
The diagrams on the next page are extracts from the "Public Realm Action Plan", they show the analysis of the existing situation in King's Lynn.



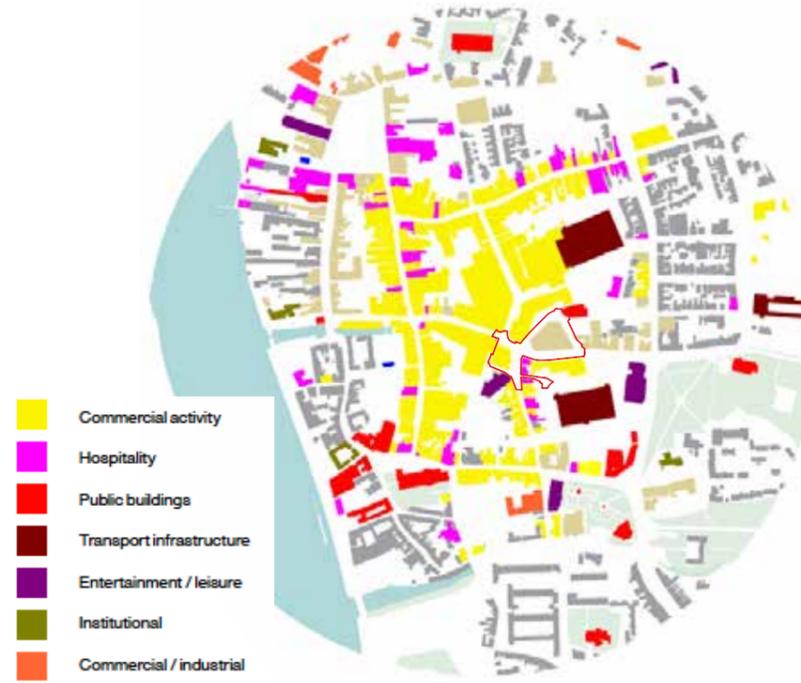
Detail extract on Route 1 - Railway Station to River (p.53-54) of Public Realm Action Plan

Analysis of the Existing (Extract from the "Public Realm Action Plan")

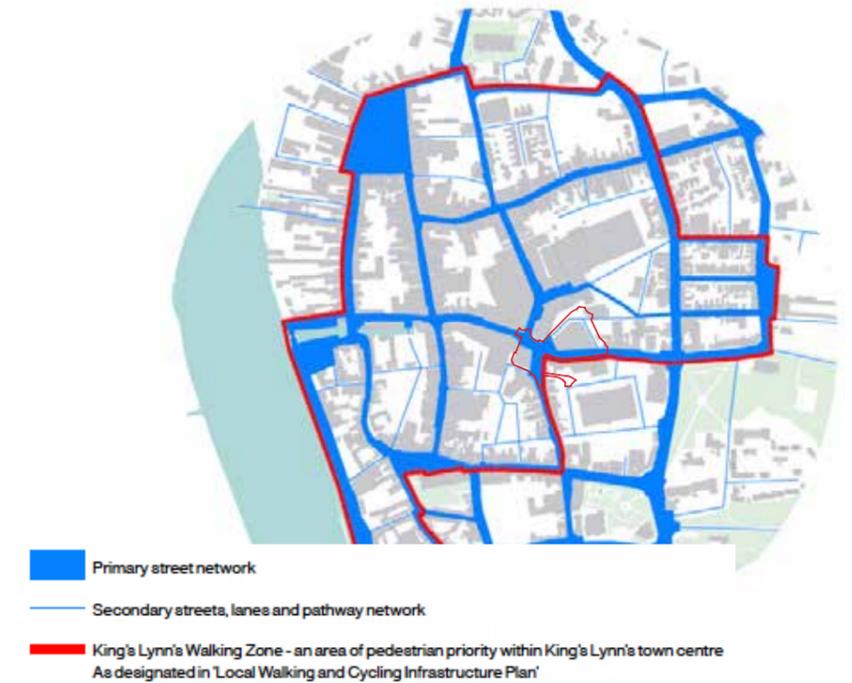
Urban Structure and Legibility



Activity and Use



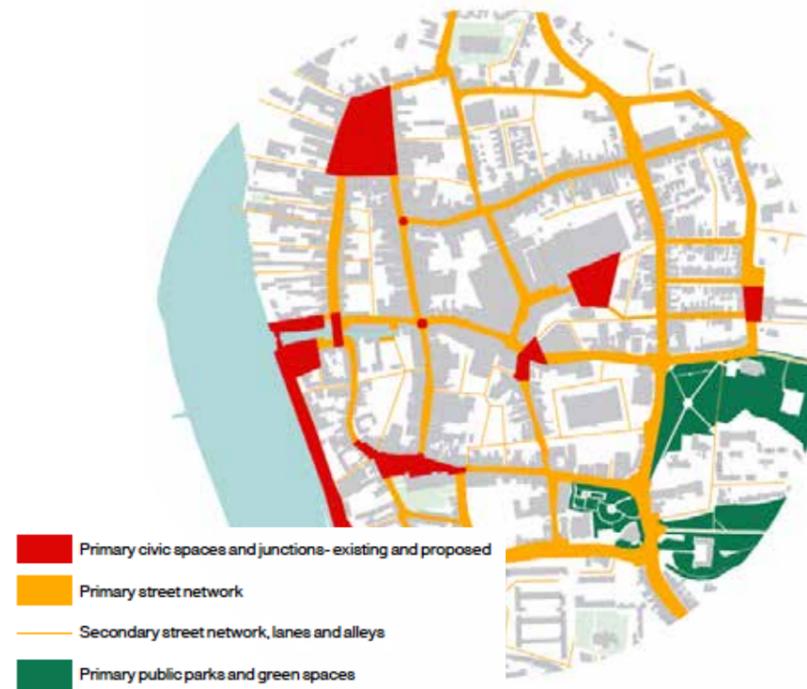
Improve the Walking Routes and Pedestrian Environment



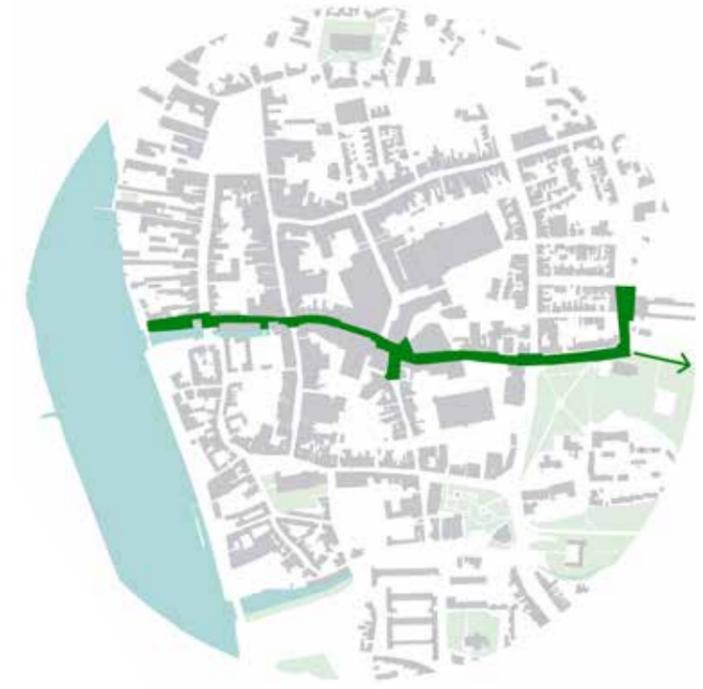
Improve the Green Infrastructure



Reinforce the Network of Spaces and Character



Route 1 - Railway Station to River



1.0 Introduction & Background

Anticipated Developments

The Public Realm Action Plan identified two anticipated developments within the vicinity of Baxters Plain which offer opportunities for complementary public realm enhancements. These two projects are the creation of a multi-use community hub at the former Argos building and the repurposing of the former Post Office building. BDP have reviewed the documents that were available at this stage and have consulted with the architects and developers. However, at the time of preparing the public realm proposals for Baxters Plain, the Multi user community hub was progressing through development of the RIBA Stage 2 design, thus further coordination as the hub design progresses is required to coordinate with the next design phase of the public realm.

The RIBA stage 1 proposal of the community hub suggests that the current building footprint will be reduced, giving more space to the public realm.

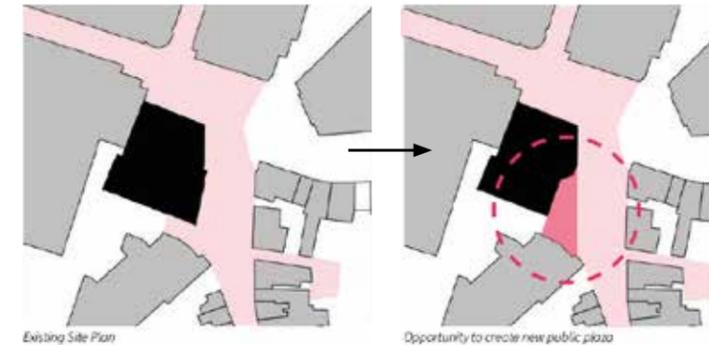
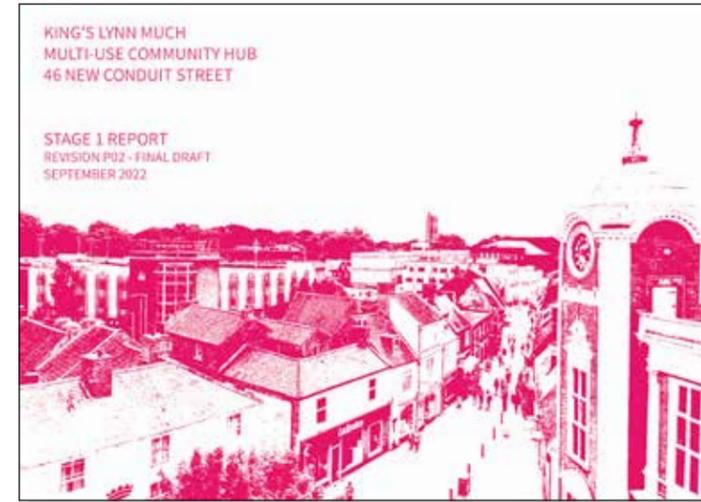
The current proposal for the Post Office building is to have retail and commercial spaces on the ground floor and residential living on the floors above. As a result of this, there are additional entrances to the building. We intend to cater for this in our design as establishing connections from the street to the building will be a key feature in the success of the retail & commercial spaces.

21 The adjacent images have been extracted from the proposals that were available to date.



Anticipated development

Multi-Use Community Hub



The two images below, shows the Multi- user community RIBA Stage 2 design proposals. Please note that at the stage when the public realm report has been produced, the Multi- user community building has evolved. The landscape and public realm proposals have been developed based on the previous design. However, these proposals set the vision and there is flexibility for the public realm to adapt with the development of the building work proposals.

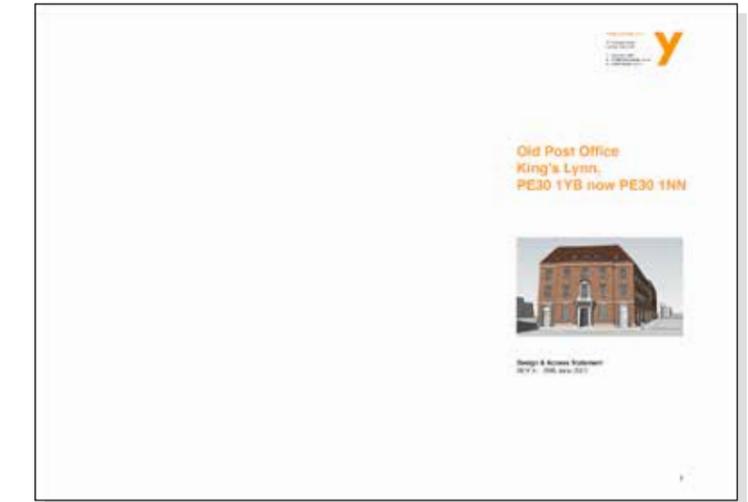


Option A



Option B

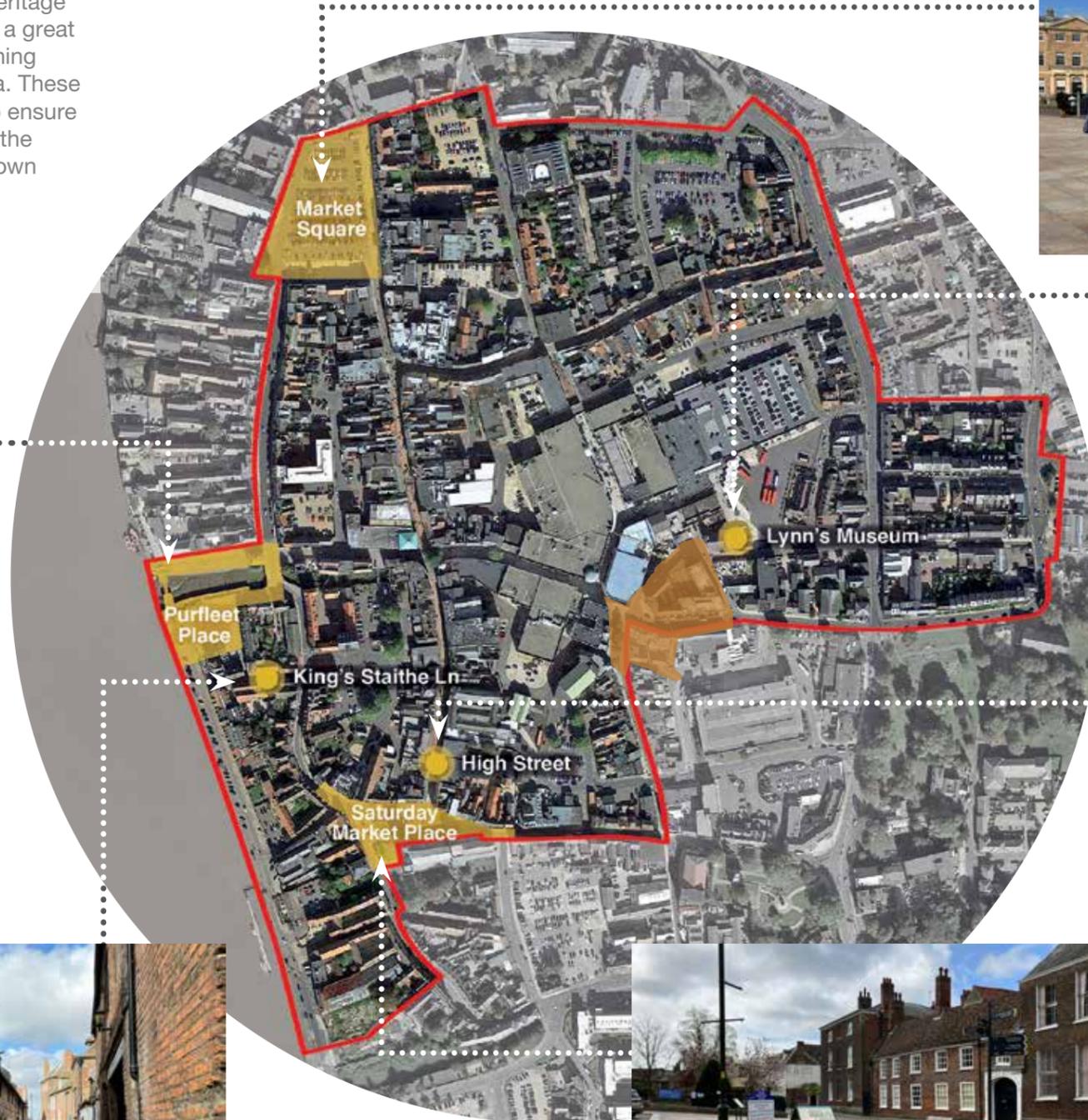
Old Post Office



2.0 Site Analysis

Key Public Spaces & Buildings

The diagram on this page provides an overview of the main public spaces around King's Lynn. Baxters Plain is located in a less "sensitive" environment to the conservation and heritage setting of other areas in the town centre. This presents a great and exciting opportunity in the design to create something bolder compared to the other developments in the area. These elements will inform the proposal of the public realm to ensure that the concept design is cohesive and complements the surrounding settings, making it a distinct place in the town centre.

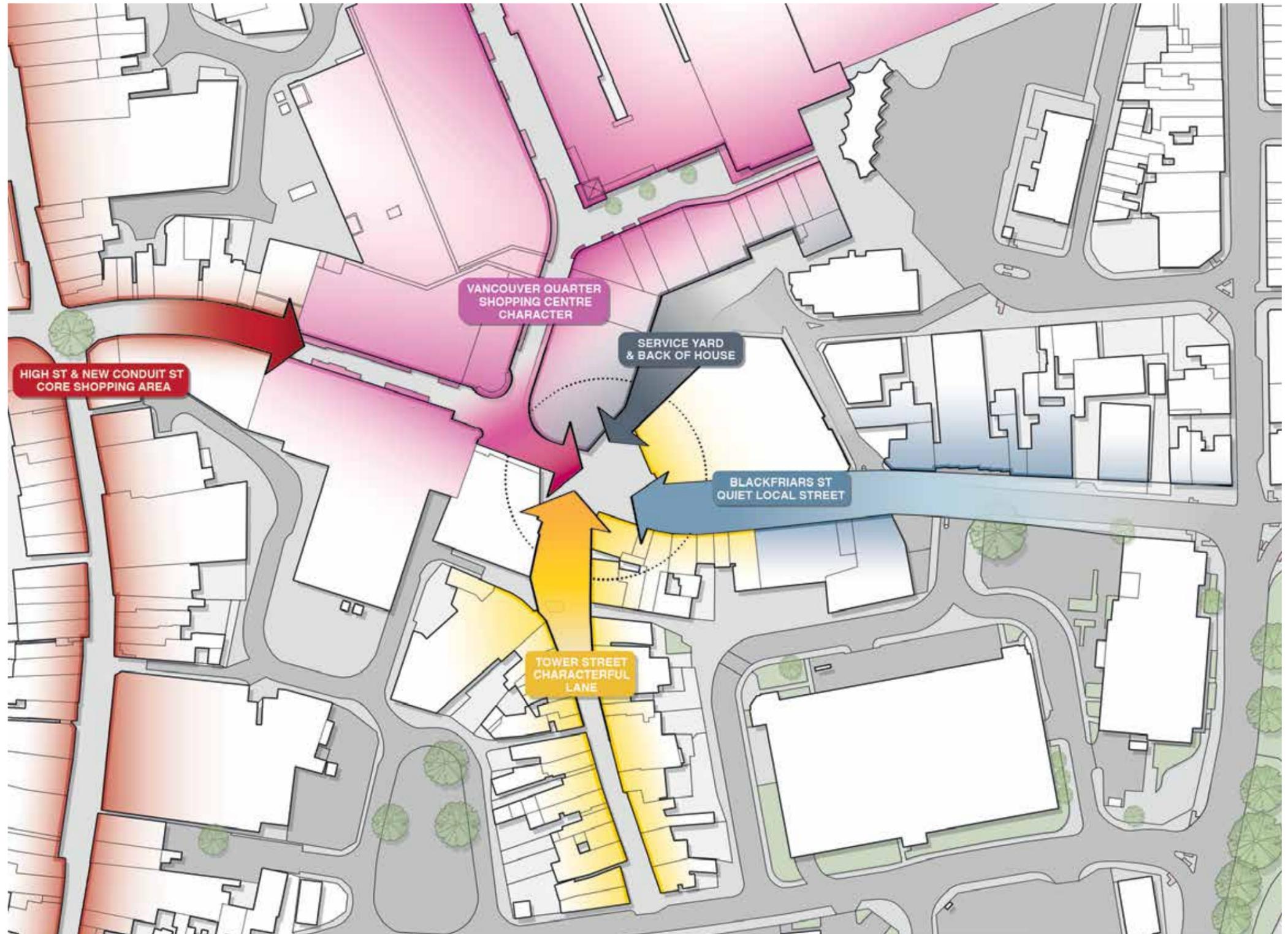


Emerging Characters

The following diagram highlights the convergence of various characters and functions at the centre of Baxters Plain, placing it at the heart of the town centre. The existing character areas that have been identified are the following:

- The core shopping and retail area, located to the western side of Baxters Plain. We see this area as a key destination for the public and an important connection of the “Rail to River Route”.
- Vancouver Quarter, a busy shopping destination street with links to the high street and Baxters Plain.
- Blackfriars Street, a quiet street that offers a key connection to the train station and car park users .
- Tower Street, a distinctive lane character that is predominantly for pedestrians with restricted vehicular access. The street includes independent shops at ground floor with residential accommodation above.
- Paradise Street, mainly used as a service yard and back of house but also offers connection from the bus station to Baxters Plain. This street will benefit from the development of the old Post Office building in the future.

The five-character areas converge together into Baxters Plain, which is seen as the gateway and opportunity to create a unique space for people.



Current Cycle & Vehicular Movement

The illustrative diagrams identifies the current pedestrian, cycle and vehicular movement by analysing the existing arrangement and the desired pedestrian line. This will allow us to identify areas of potential development and pedestrian priority areas.

The public realm proposal takes into consideration the current layout and supports the existing access arrangements.

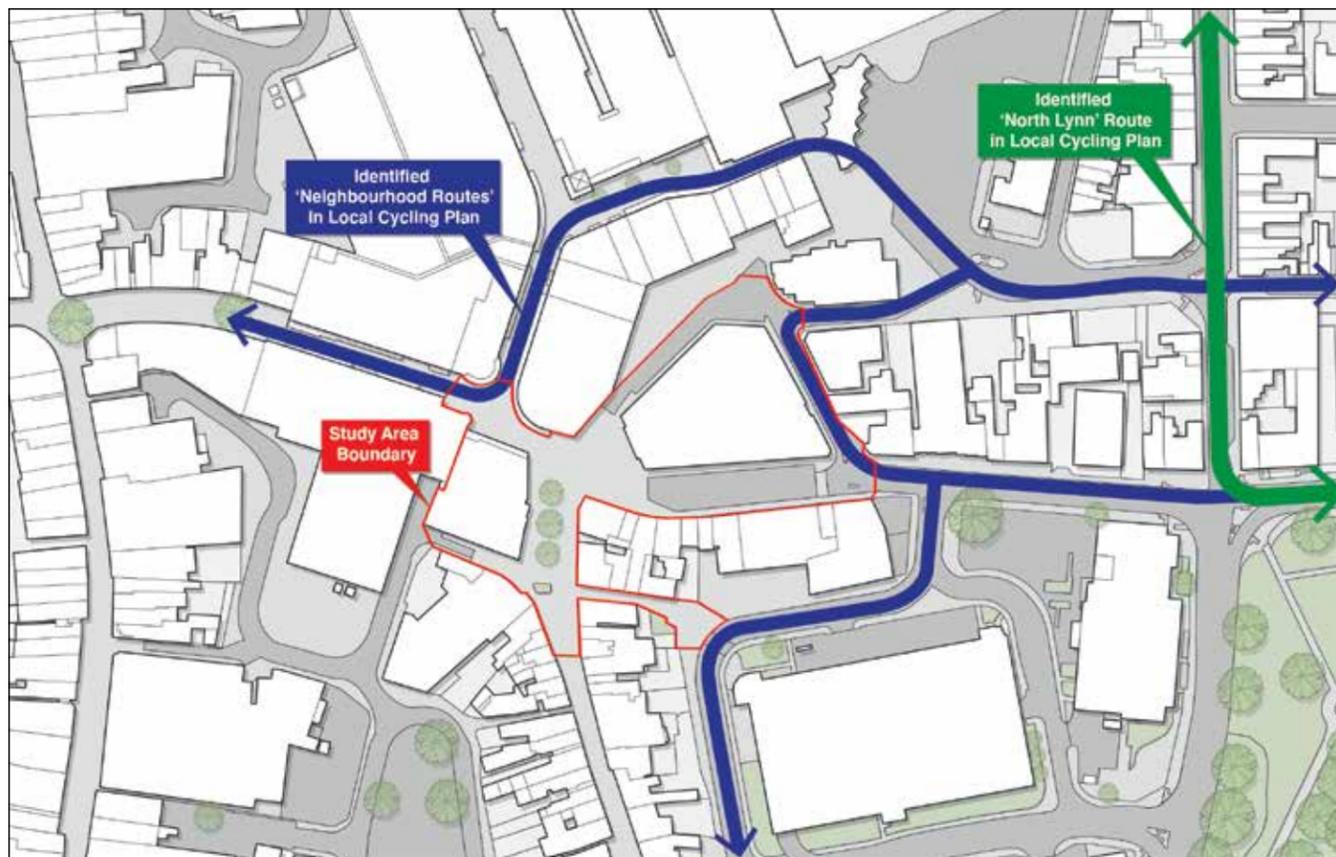
The King's Lynn Local Cycling and Walking Infrastructure Plan has been a background document to our analysis.



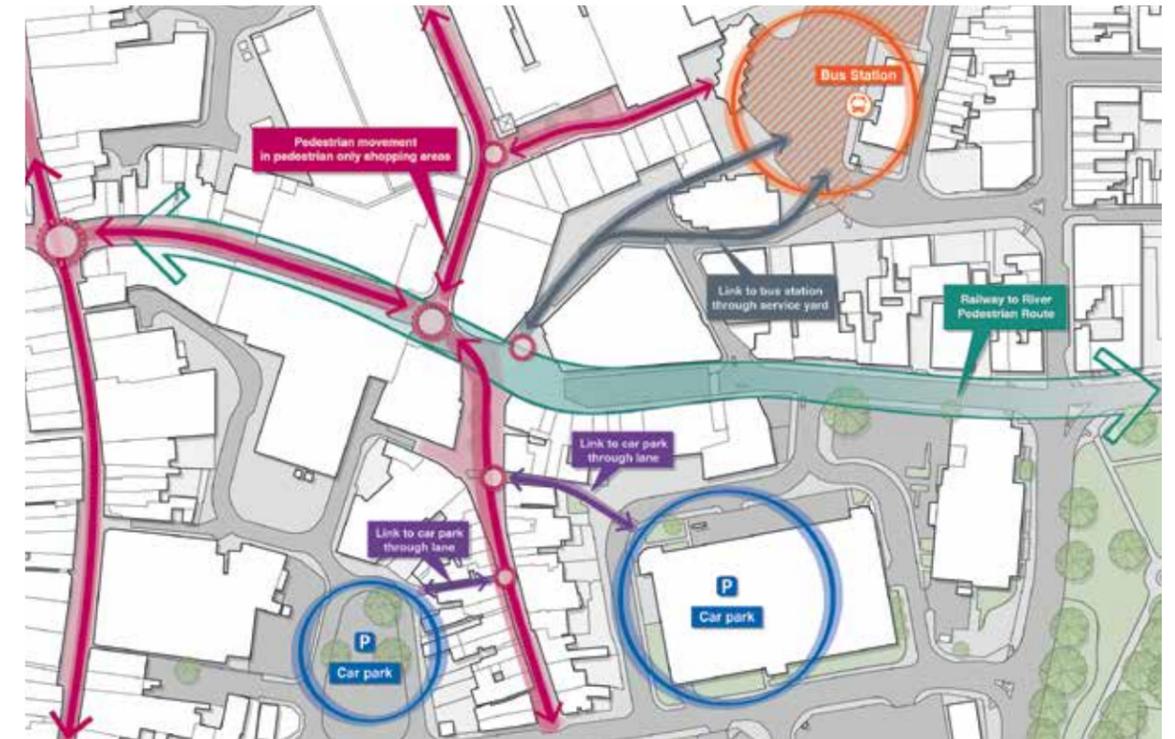
7. King's Lynn and West Norfolk active travel network

7.1. Active travel network

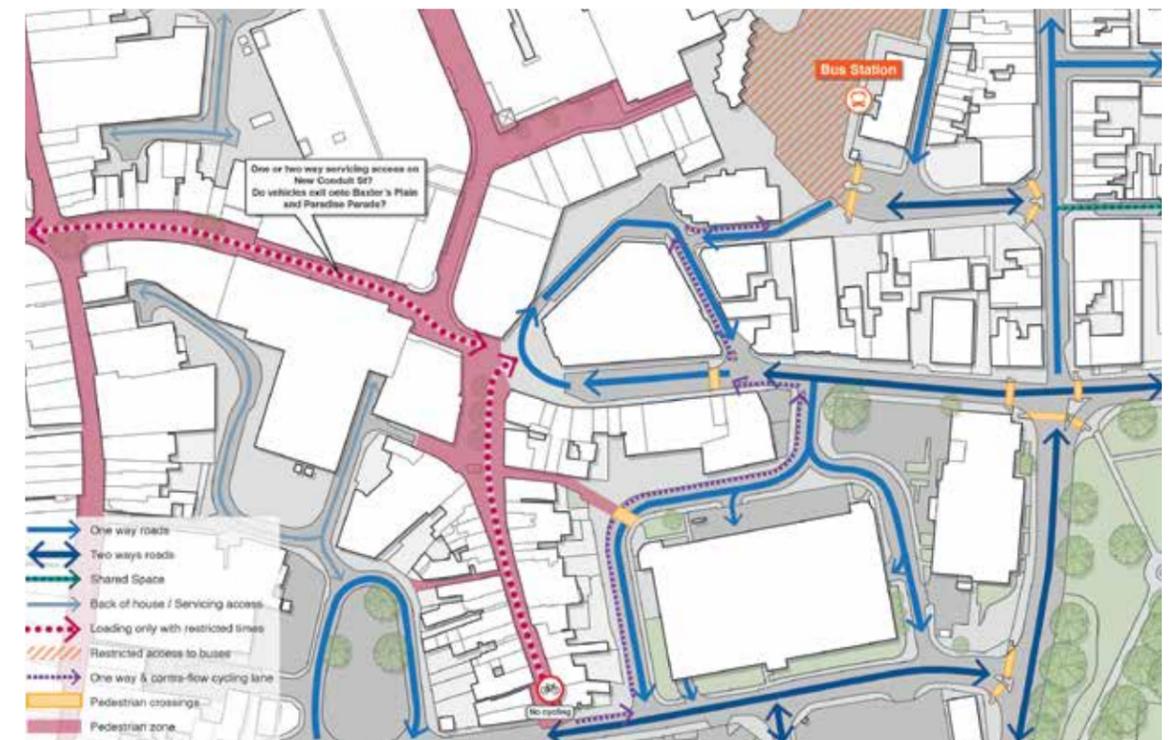
The development of the King's Lynn LCWIP has identified a network of key active travel routes which will enable people to make journeys across the town on foot or by cycle.



Active Travel Network of KLWN



Current Pedestrian Movement



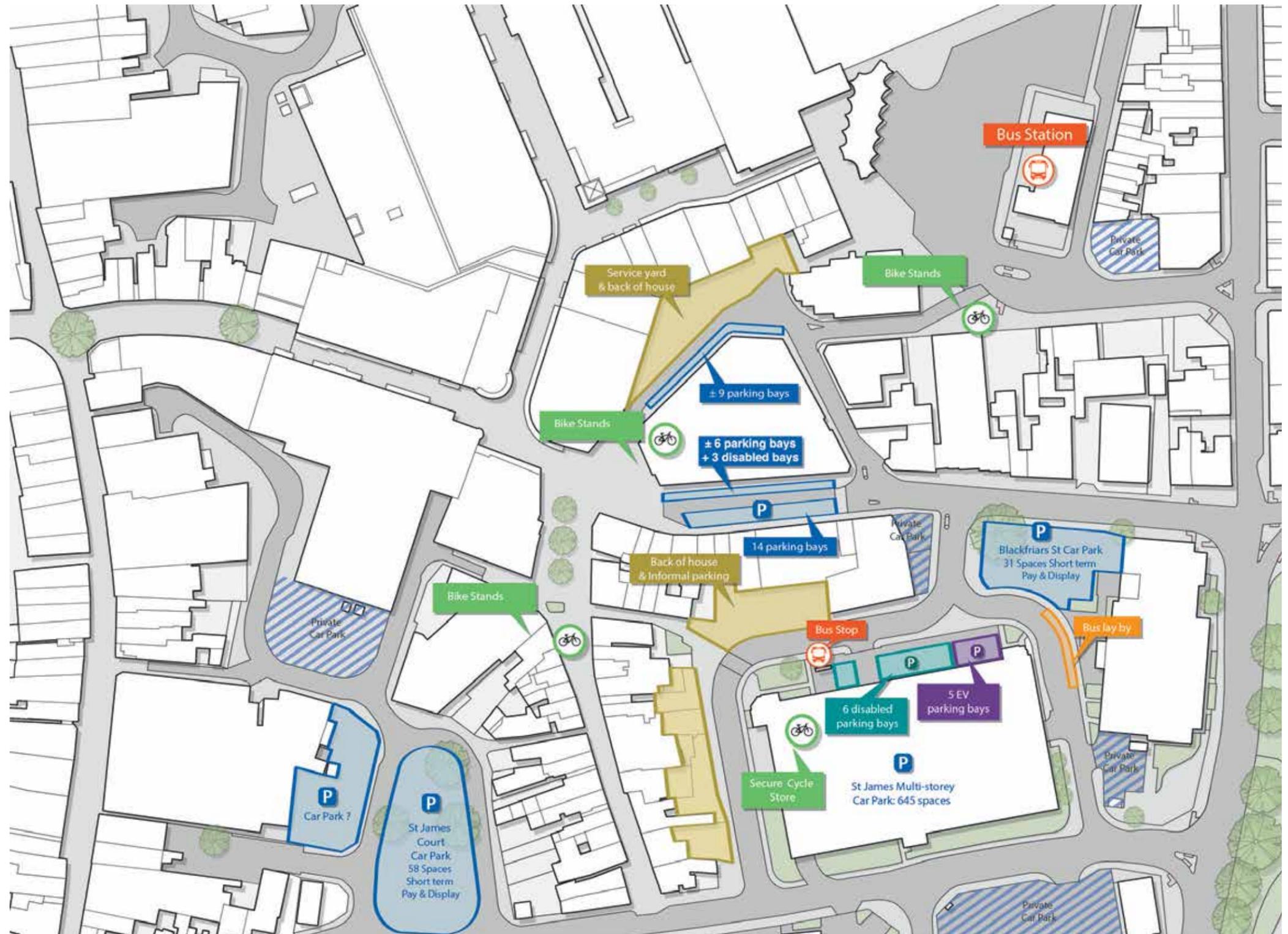
Current Cycle & Vehicular Movement

Current Car Parking and Cycle Arrangements

The adjacent diagram shows the existing parking arrangement for cars and bikes. We have considered the operational requirements of the space for emergencies, maintenance, deliveries, taxis, disabled access and the requirement for an appropriate level of on-street parking. The proposal will look at rationalising the car parking spaces on Blackfriars Street while still ensuring the current provision is maintained to support people who are less mobile and the adjacent business.

The promotion of active travel will create a predicted increase in demand for cycle storage and potential locations have been identified within the public realm masterplan. It is important to note that due to the limited space available, it might be necessary to provide some cycle provisions outside of the study area.

Further discussion will be required to develop the location of the cycle provisions within the public realm against the requirements and needs set by council and advice from transport planners.



Current Vehicular and Cycle Arrangements

25

2.0 Site Analysis

Key Views

The illustrative diagram showcases key views at eye level. These views enable us to understand the relationship between the public experience and the built environment.

The public realm proposals will aim to enhance and complement existing views to historic buildings, whilst looking to improve connecting streets with proposed trees and art features.



3.0 Engagement and Consultation

Engagement Events

Since BDP was appointed, we have carried out a number of engagement events as part of the design process to gauge views and ideas for the space. The key dates are summarised in the diagram below. Different types of engagement have been carried out including stakeholder engagement via online meetings, public consultation events and stakeholder events; the first stage included door-to-door surveys with businesses along Blackfriars Street and Tower Street. The second stage included an early evening face-to-face event.

We were keen to review and collaborate with key stakeholders to develop a plan for the emerging public realm development. The stakeholders we have engaged with to date include the following:

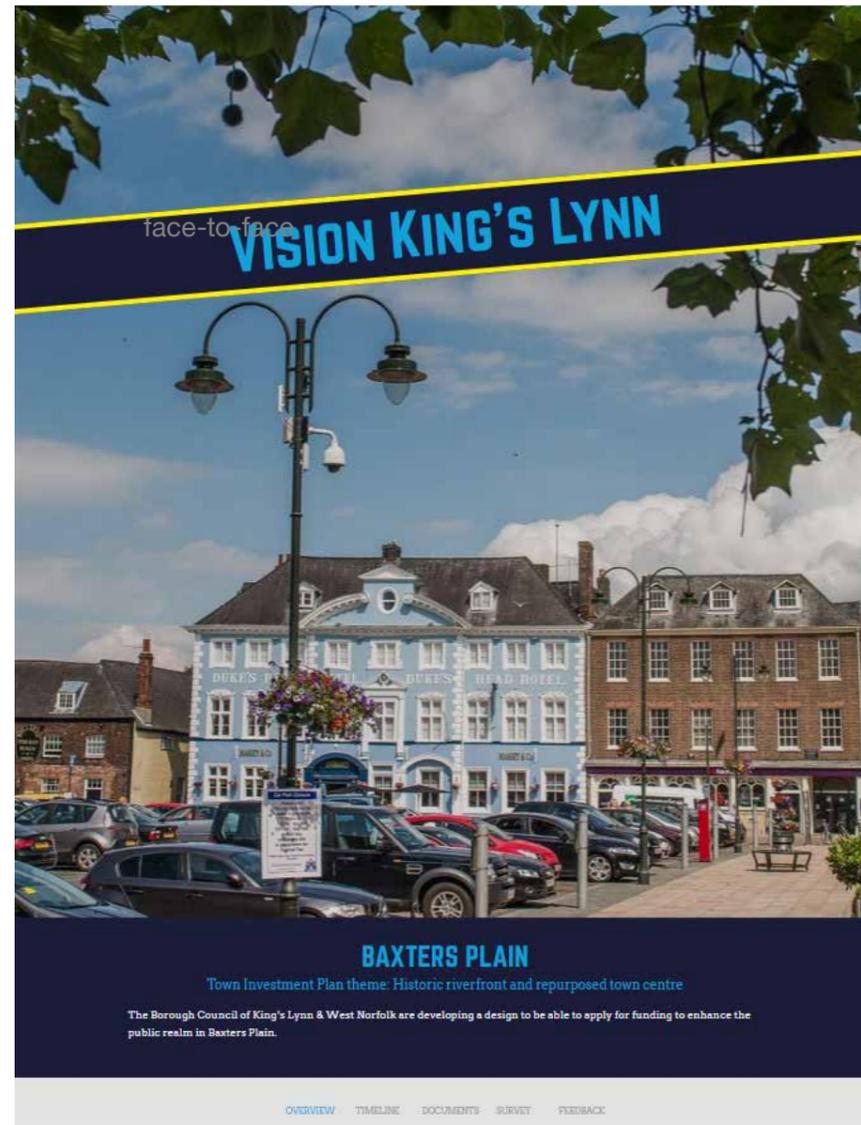
- Highways.
- Vancouver Estate.
- Borough Council of King's Lynn & West Norfolk departments.
- Youth People Group.
- Hudson Architects and Mace (consultant for the regeneration of the Argos building).
- Devrim Enterprises (landlord/developer of the building).

Active public engagement has taken place during the design development in the form of a face-to-face event and online consultation via the "Vision King's Lynn" website. This offered an opportunity for the public, whether resident, visitor or business owner to provide their views and comment on the design. This involvement has given the opportunity for future users to help shape the design to ensure that their needs are met through the final proposals.

The events that took place are:

- 25th July 2023 – stakeholder engagement.
- 26th July 2023– public engagement and engagement with young people at the job centre.
- 20th August 2023 - deadline for the online consultation.

Vison King's Lynn Website



Images from the public consultation event in July 2023



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Project timeline key dates

3.0 Engagement and Consultation

Public Consultation Summary

We received just under 100 responses to the survey from face-to-face and online consultation. The majority of responses were in favour of the proposal. The data below have been received from the borough council of King's Lynn and West Norfolk with regard to the online engagement on the "Vision King's Lynn" website.

Have your say post

Facebook = 2.1k reach (326 engagements)
X (Twitter) = 1.6k reach (81 engagements)

Video from consultation at The Place

Facebook = 781 reach (85 engagements)
X (Twitter) = 1.6k reach (68 engagements)

VKL posts

Facebook = 1.4k reach (162 engagements)
X (Twitter) = 1.2k reach (48 engagements)

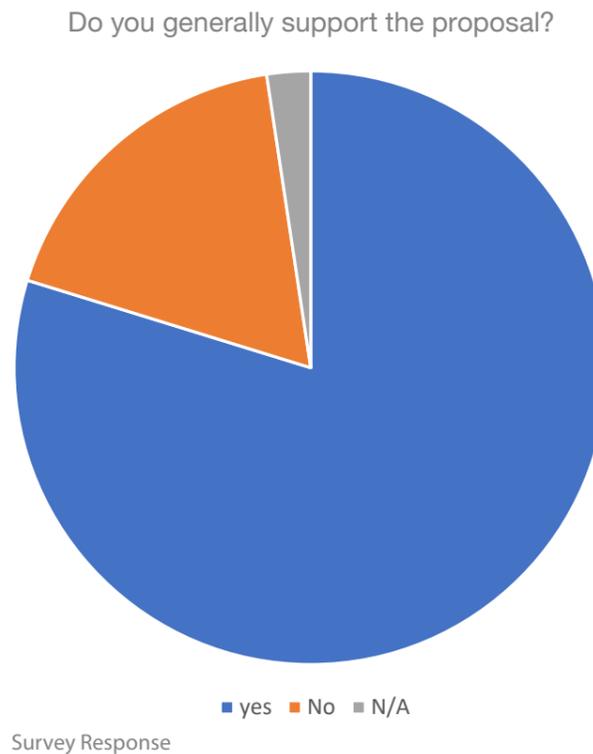
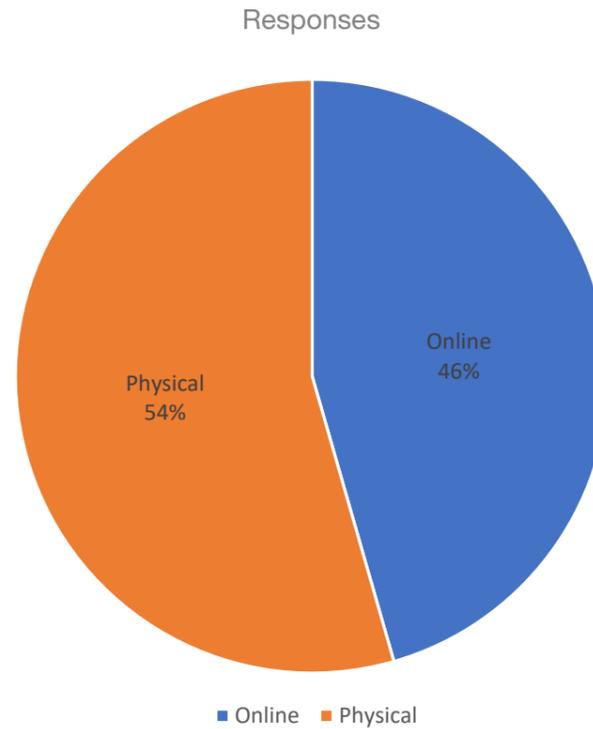
29

Points to consider following consultation

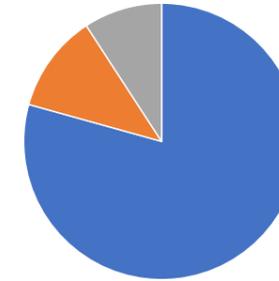
- Allowance for more cycle parking.
- Provision of additional free car parking.
- Introduction of playful elements.
- Provision of more seating including covered seating.
- Coherence and continuity in the paving.
- Dedicated market square and event space.
- Introduction of more greening and planting.
- Sustainable lighting, charging facilities.

Next steps and design refinement

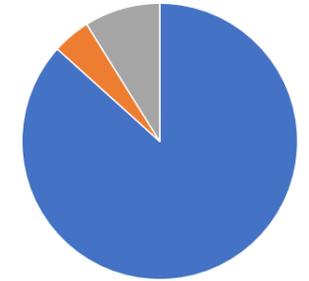
Following the online consultation, events and the feedback received we have refined the design which is being shown on the next few pages of the report.



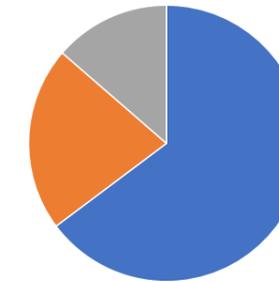
1. Re-organised square with dedicated public space



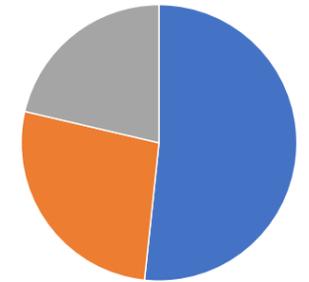
2. Introduction of more greenery



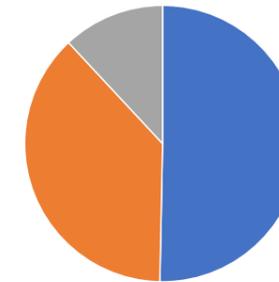
3. Space for outdoor dining / forecourts for shops and



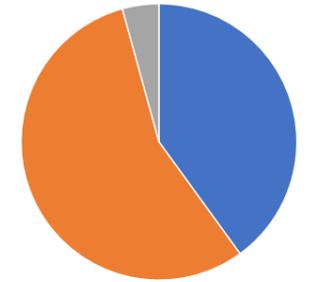
4. Rationalisation of car parking



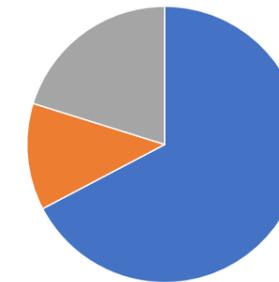
5. Ensuring access for all users



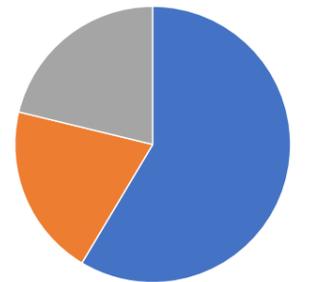
6. Inclusion of public art



7. Inclusion of public seating



8. Space for small events and



● Important ● Indifferent ● Less Important

Landscape Design Principles

The public realm enhancement for Baxter's Plain aims to create a distinctive sense of place and provide opportunities to broaden the use and activities. The connectivity within the town centre is a key consideration in these proposals. We aim to look at improving the movement through the site and focus on the connectivity for the "Rail to River" route.

The public realm enhancements look to achieve the following key objectives:

- Create an identity for Baxters Plain by identifying the street clutter that requires removal.
- Reinforce the character of the spaces within a connected network.
- Improve walking routes and the pedestrian environment.
- Enhance Green Infrastructure, with new trees and planting.
- Provide opportunities for temporary events and art installations.
- Rationalise the existing paving and street furniture palette and consistent wayfinding.



Create an identity for Baxters Plain

Create a distinctive sense of place that provides an opportunity to be bold in the design while respecting the surrounding historic setting.



Reinforce the character of the spaces

A network of spaces that are functional and connected.



Improve walking routes and the pedestrian environment

Create level surface, safe and pleasant spaces to walk. Opportunity to encourage outdoor dining and socializing.



Enhance Green Infrastructure, with new trees and planting

Increase shrub and tree planting to provide a healthy green environment for the public to move and dwell in.



Provide opportunities for temporary events and art installations

Identify a flexible open space for small temporary events to complement the existing facilities.



Rationalise the existing paving and street furniture palette

De clutter the public realm to provide a cohesive palette of furniture, materials and legible and consistent wayfinding.

4.0 Design Vision

Look & Feel

The below images are precedents that illustrate the aspirations of the public realm enhancement for Baxters Plain.

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Flush paving street

Ramillies Street, London



Integrated planting and seating

Baltic Street West, London



Illustrative view of rain garden edge

East London, London



Introducing feature lighting

Little David Street / Kampus, Manchester



Paving patterns

Chelsea Bridge Road, London



Opportunity for greening

Motcomb Street, London (BDP Project)



Introducing art installations

St Lawrence Street, Bath

5.0 Proposed Interventions

Existing Site

This diagram illustrates the current masterplan and highlights the existing materials and layout.

There is great opportunity for much needed enhancements for this key nodal point in the town centre.

The current site reflects a disorganized collection of materials. Street furniture and street clutter that seem to have little in common, creating a puzzling and disjointed public realm.

This lack of identity is particularly evident in the absence of a clear narrative or cultural theme that binds the urban elements together. There is a need to create a unique and distinctive realm, leaving residents and visitors with a sense of place or belonging.



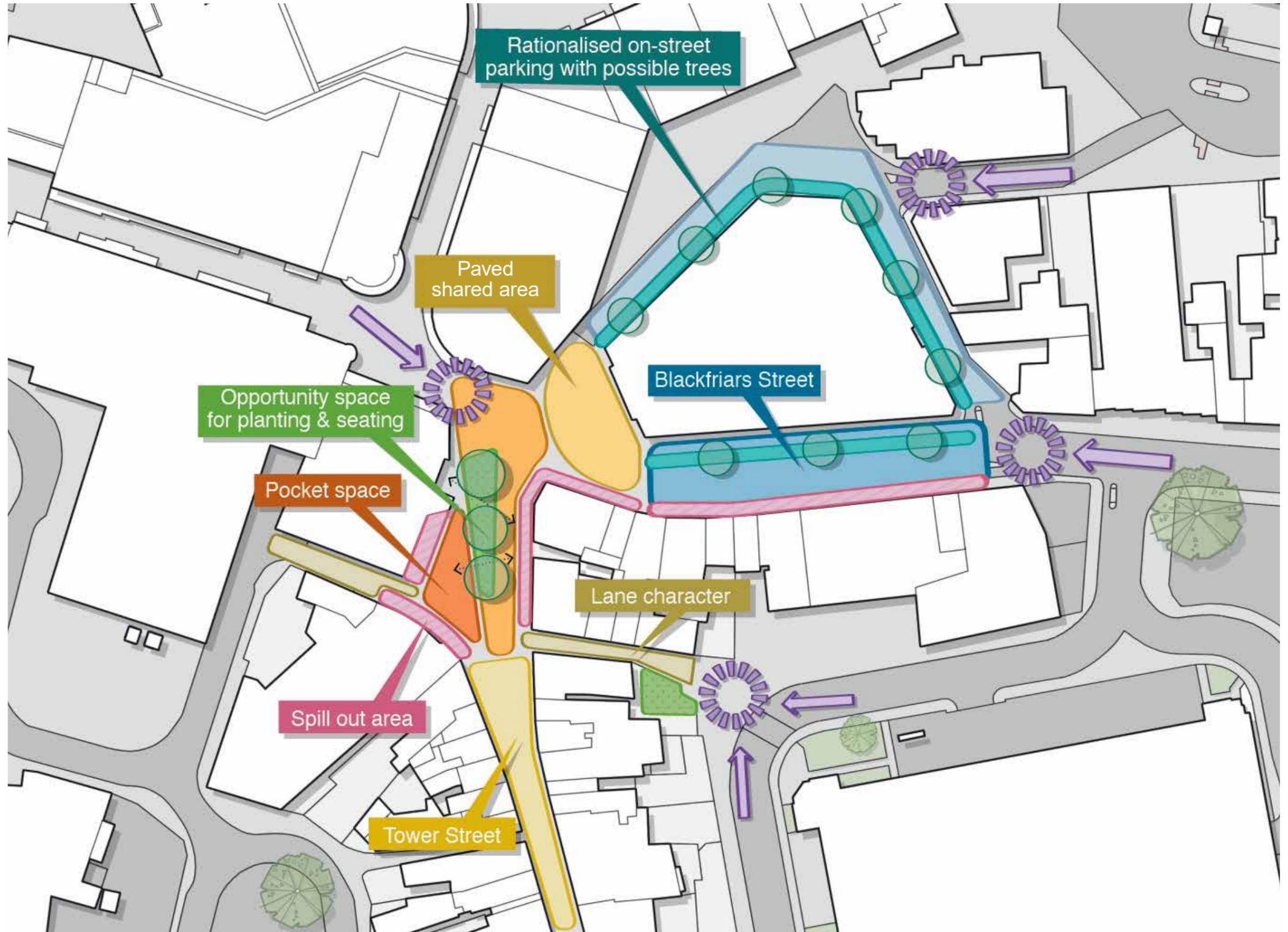
5.0 Proposed Interventions

Character Area

The illustrative diagram showcases the different character areas which form the main design components of the space. Also identified are the opportunities that each space has to offer to maximise the public realm value.

This diagram highlights four key spaces to study and develop further:

- Blackfriars Street.
- Paved shared area (Baxters Plain arrival).
- Pocket space (the main space).
- Lane character.
- Tower Street.
- Spill out area (outside Majestic Cinema).



Character Areas

5.0 Proposed Interventions

Proposed Masterplan

The illustrative masterplan showcases the intentions of the space and hopes to promote improved pedestrian connectivity to and around Baxters Plain with an overall enhanced public realm.

The key below highlights the areas where enhancements have been strategically applied to have the most impact on improving the public realm.

Key to improvements:

- 1 Shared surface with flush kerbs
- 2 Flexible event space
- 3 New road layout
- 4 Rain gardens
- 5 Pedestrian priority with restricted vehicular access
- 6 Existing trees with new planting and seating
- 7 Rationalized parking layout
- 8 Seating and planting in front of H&M wall
- 9 New community hub (by others)
- 10 Laneways with catenary lighting and planters
- 11 Opportunities for cafe spillout
- 12 Feature tree
- 13 Street tree
- 14 Art installation
- 15 New trees and planting
- 16 New paving
- 17 New cycle parking

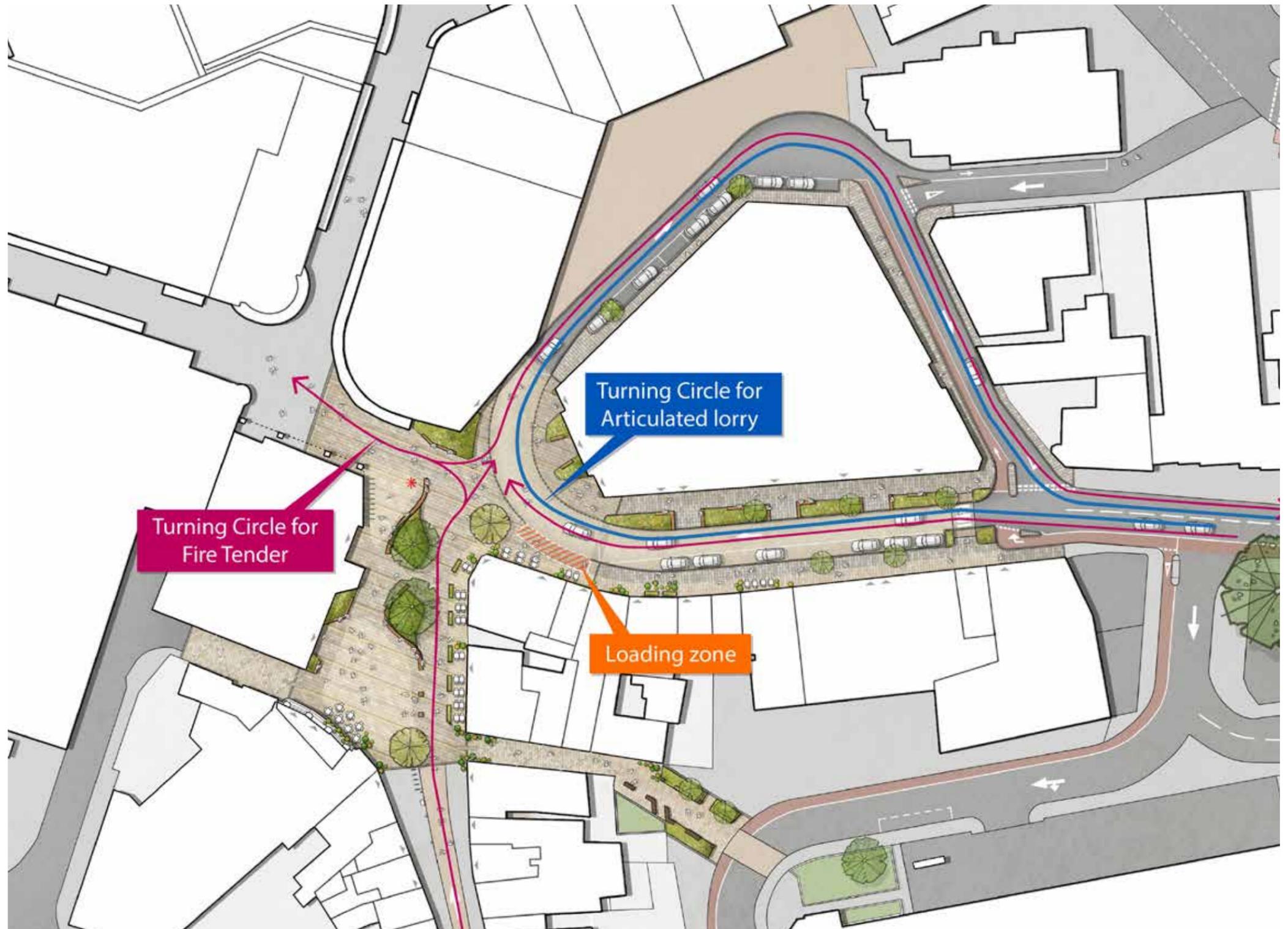


5.0 Proposed Interventions

Proposed Vehicular Movement

The following diagram shows how the existing circulation is maintained within the new scheme. We have carried out a vehicular tracking exercise to determine the turning radius for articulated lorries and emergency vehicles, which currently and will continue to move through the space.

A dedicated loading zone is proposed to allow operations of business on Blackfriars Street. The restriction to vehicular access via Tower Street is as per the current situation.



Proposed vehicular movement

5.0 Proposed Interventions

Baxter's Plain Arrival

With three key streets converging at this point, there is an opportunity for some degree of placemaking or landmark intervention. In addition to this, a feature tree is proposed where Tower & Blackfriars Street meet, providing a focal point at the end of each street.

A green wall and planting is proposed to mitigate the negative visual impact of the current H&M wall. This will improve the aesthetic of the space and soften what is currently a hard visual surface.

The design proposes to remove street clutter, to make the space more open and free of obstruction.

Flush kerbs and a change in surface material reduce the impact of the road in the space, making it more pedestrianised. With the addition of planting against the former Post Office wall, the space becomes more cohesive and has a better connection to its surroundings.

Key to improvements:

- 1 Shared surface with flush kerbs
- 2 New road layout - asphalt with golden gravel chipping
- 3 Designated loading zone
- 4 Seating & planting in front of H&M wall with potential for green wall
- 5 Seating and planting to entrance of Post Office building
- 6 Cafe/restaurant spillout
- 7 Feature tree
- 8 Art intervention
- 9 Relocation of feeder pillars and telephone box



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5.0 Proposed Interventions

Baxter's Plain Arrival



Sketch illustrating proposed arrangement

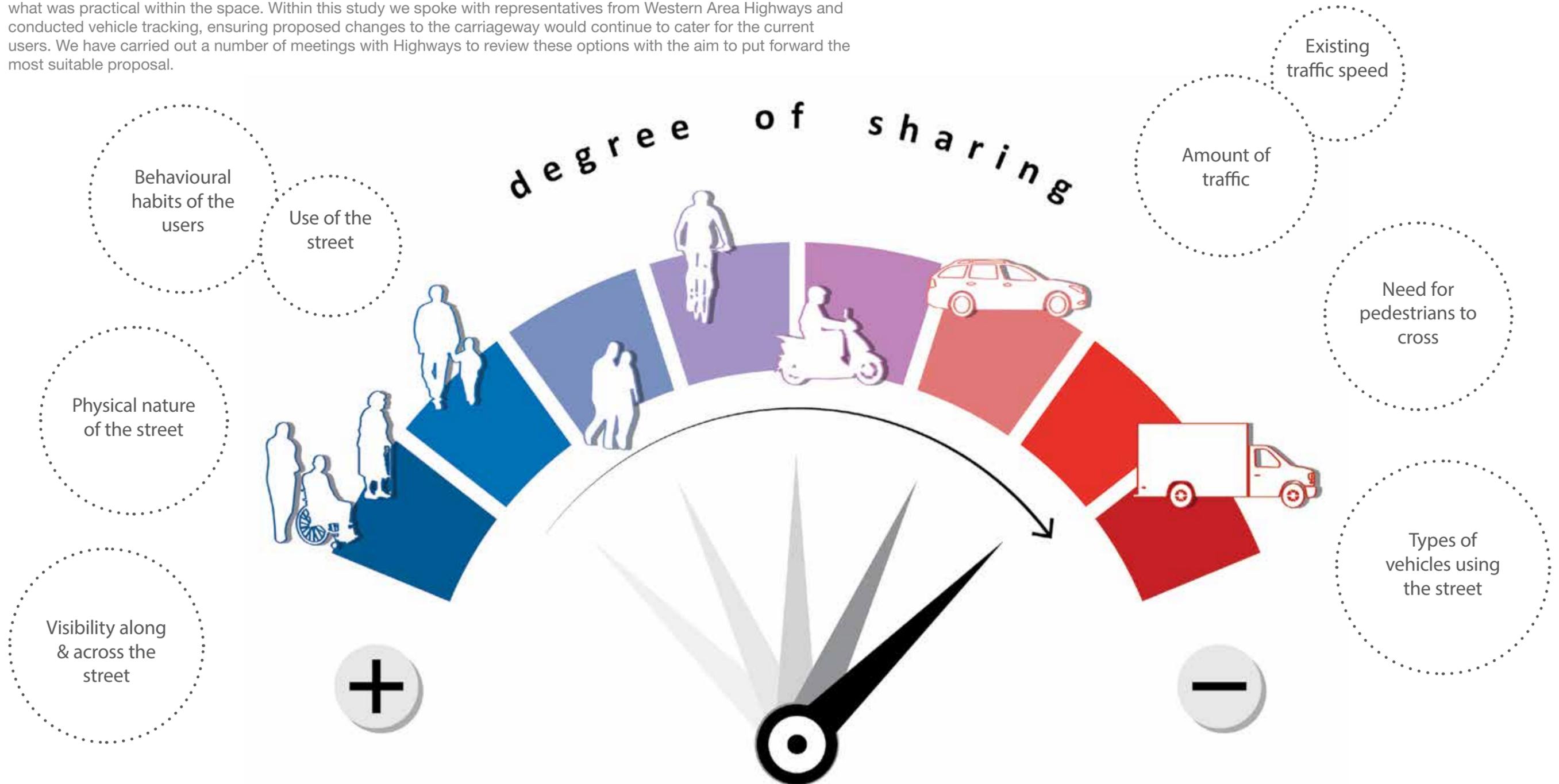
37

5.0 Proposed Interventions

Degree of Sharing

Efforts to encourage pedestrian and vehicle road sharing aim to reduce traffic congestion, improve air quality, and foster a sense of community by making streets more welcoming for walking. This approach emphasizes the importance of responsible driving, pedestrian awareness, and adherence to traffic rules to ensure the safety of users within the space. This concept promotes a harmonious and balanced approach to urban transportation and infrastructure design.

The following diagram study looked at varying degrees of sharing with changes to materials and levels to understand what was practical within the space. Within this study we spoke with representatives from Western Area Highways and conducted vehicle tracking, ensuring proposed changes to the carriageway would continue to cater for the current users. We have carried out a number of meetings with Highways to review these options with the aim to put forward the most suitable proposal.



38

5.0 Proposed Interventions

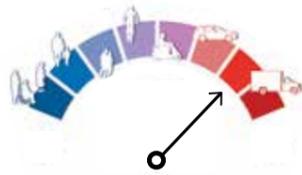
Scenarios with Various Degrees of Sharing



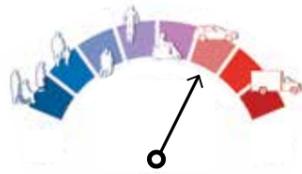
100mm Raised Kerb
Same material as road with dedicated vehicular area.



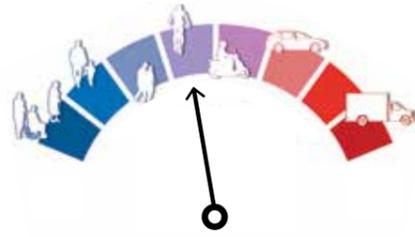
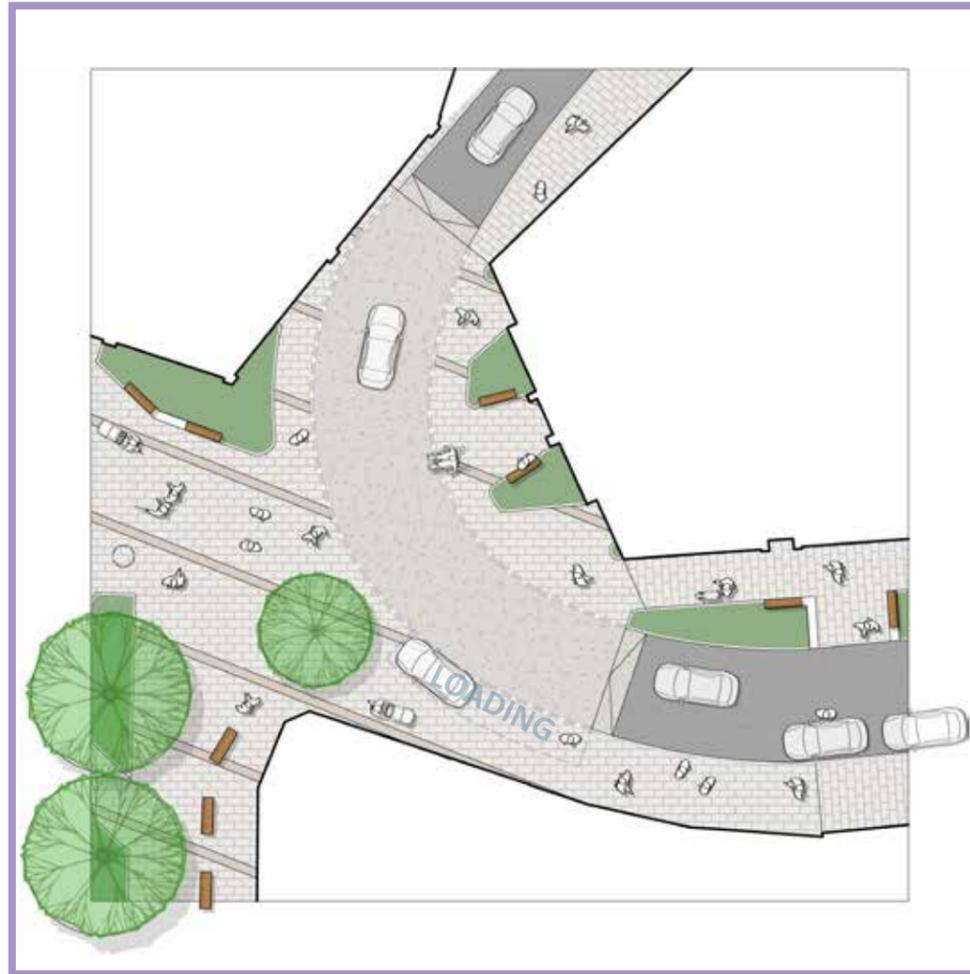
100mm Raised Kerb
Golden gravel asphalt chipping surface with dedicated vehicular area.



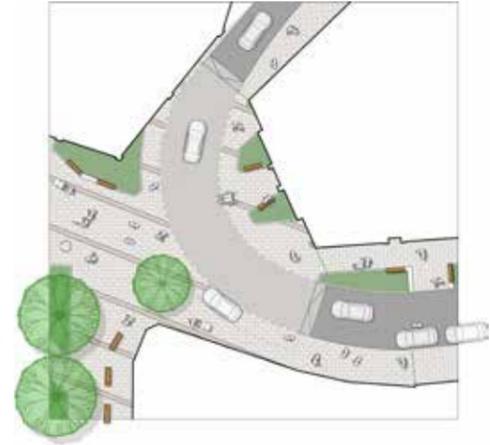
Flush Kerb & Flush Surface
Pedestrian area with defined central flush surface, same material.



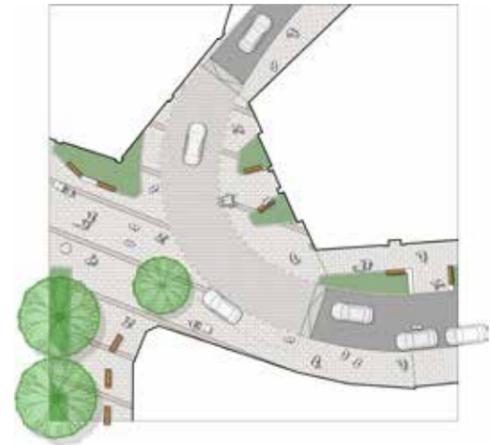
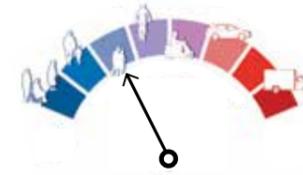
Flush Kerb & Flush Surface
Pedestrian area with defined central flush surface with golden gravel asphalt chippings.



Flush Kerb & Flush Surface
Pedestrian area with defined central flush surface with small setts surfacing for road-way & different colour.



Flush Kerb & Flush Surface
Pedestrian area with defined central flush surface with same size setts for road-way and pedestrian surfacing but different colour.



Flush Surface with No Kerb
Pedestrian area with defined central flush surface with small setts surfacing for road-way & different colour.



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5.0 Proposed Interventions

H&M Wall

The blank white wall around the H&M store presents an opportunity to be turned into a green wall feature. This will enhance the visual appearance of the space, introduce biodiversity into the public realm and will complement the green strategy for the scheme.

There are different ways to create the green wall effect, from simple into more complex, each with its unique advantages and maintenance requirements. We have discussed the possibility of these proposals with Vancouver Estate, however further communication is required prior to design development of the green wall around the H&M store.

The following methods could be looked at:

Option 1 - Shrub planting

This requires creating a planting bed against the wall. Plants could include different ranges of evergreen and deciduous shrubs and self clinging climbers. When the shrubs and plants mature they will provide partial coverage to the wall. This system requires a regular maintenance regime to keep the visual appearance of the wall.

Option 2 - Climbers and trellis

This requires a support system such as trellis or mesh to be put against the wall. Plants could include ivy and jasmine, that could cover all the extent of the wall. This system requires regular pruning and maintenance to keep the visual appearance of the wall.

Option 3 - Living Green Wall

There are many variations available on the market to create a green wall. The living green wall system achieves the greatest ecological and health and wellbeing benefits compared to other methods. The plant choices will be tailored to the specific environment. However, the maintenance requirements and the cost to keep up this system are more onerous than the other options.



Sketch using planting bed and shrubs



Sketch showing a living green wall

Green wall options

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Existing H&M wall



Shrubs and climbers bed



Climbers and trellis system



Living wall with integrated branding

Francis Crick Institute, London

Medici Courtyard, London

South Molton Lane, London

5.0 Proposed Interventions

Art Interventions

There is opportunity in Baxters Plain to introduce local art interventions or sculptures. This can enrich the community by connecting it to its culture, heritage, and traditions, boosting the local economy, fostering community engagement, promoting sustainability, and enhancing the public spaces with a distinct sense of place and civic pride. Local art interventions can tell local stories and contribute to a vibrant and culturally rich environment.

Potential interventions could include:

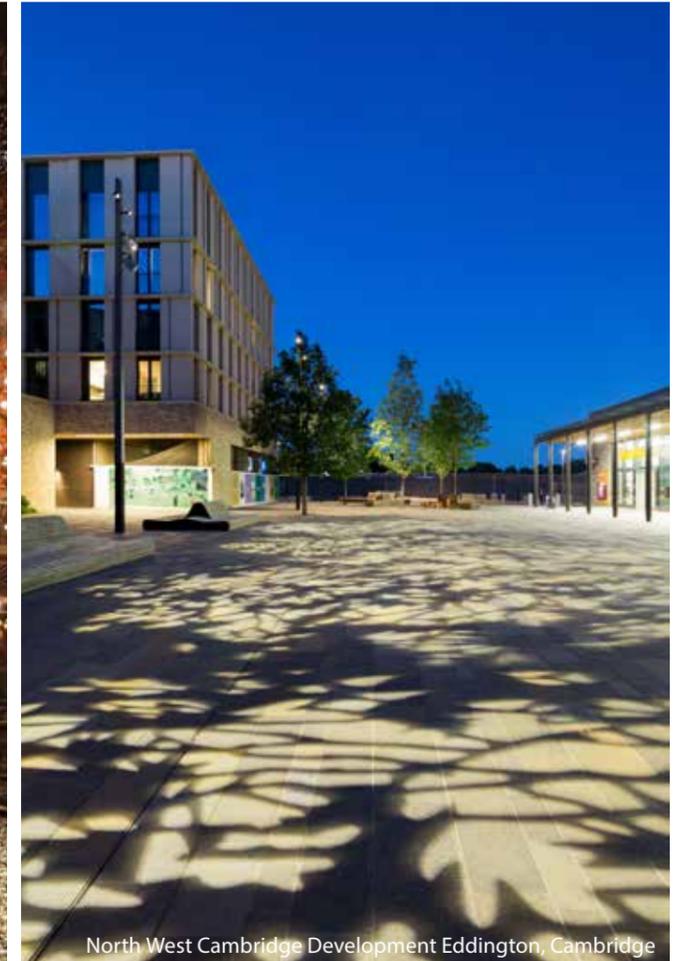
- Playful artistic features that can be interacted and engaged with.
- Feature lighting with patterns.
- Temporary installations such as Christmas trees or installations related to locally hosted events.



South Molton Lane, London



St John's Square, London



North West Cambridge Development Eddington, Cambridge



Watford Junction, Watford



Southbank, London

5.0 Proposed Interventions

The Main Space

The main space will be a significant part of the town with the introduction of the Community Hub building. We see the public realm in this area as a space where people will congregate daily for a range of activities and events. Creating an open and flexible space that can cater for such events is key to the success of the proposal.

Planting proposed around the existing trees makes use of space that is currently avoided by pedestrians due to sap fall from the trees above. Planting below the tree's canopy means a border is created where bespoke bench seats can line the edge.

A feature tree is proposed to the south of the space and helps to create a visual link from South Clough Lane.

Cycle stands are also proposed in this area which exceeds the existing quantity. However, increasing the provision would need to be looked at in the next phase of design to accommodate users of the community hub.

The final level of provision for cycle parking to be provided will be subject to further advice from transport planners in the next stage of design and planning.

Key to improvements:

- 1 Flexible event space
- 2 Pedestrian priority with restricted vehicular access
- 3 Existing trees with new planting and seating
- 4 New community hub
- 5 Cafe spillout and planters
- 6 Feature tree
- 7 Cycle stands
- 8 Social seats (demarcating roadway)



5.0 Proposed Interventions

The Main Space



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Sketch illustrating proposed arrangement. Please note that the new hub building form and materiality is for illustrative purpose only.

5.0 Proposed Interventions

Flexible Event Space

The main space has been designed to be a flexible and multi-purpose public realm that can serve regular activities and events.

A flexible public square is a dynamic and responsive space that not only serves the diverse needs of a community but also enhances its quality of life, promotes economic activity, and encourages creativity and social interaction. It's a cornerstone of vibrant, resilient, and inclusive urban environments.

The diagrams below show how many people can be accommodated within the square for different types of activity.

Regular setting

0.5 ppl / m2

175 people



Event / Performance setting

2 ppl / m2

Usable Space = 250 m2
500 people



5.0 Proposed Interventions

Opportunities & Constraints

45



Blackfriars Street - Eastern View

Blackfriars Street - Western View

5.0 Proposed Interventions

Blackfriars Street - Existing

The current state of Blackfriars Street is characterized by heavy traffic flow, wide roadway, minimal pedestrian infrastructure and a lack of green spaces. It serves primarily as a thoroughfare for vehicular traffic and vehicle parking, resulting in noise, pollution, and limited safety for pedestrians.

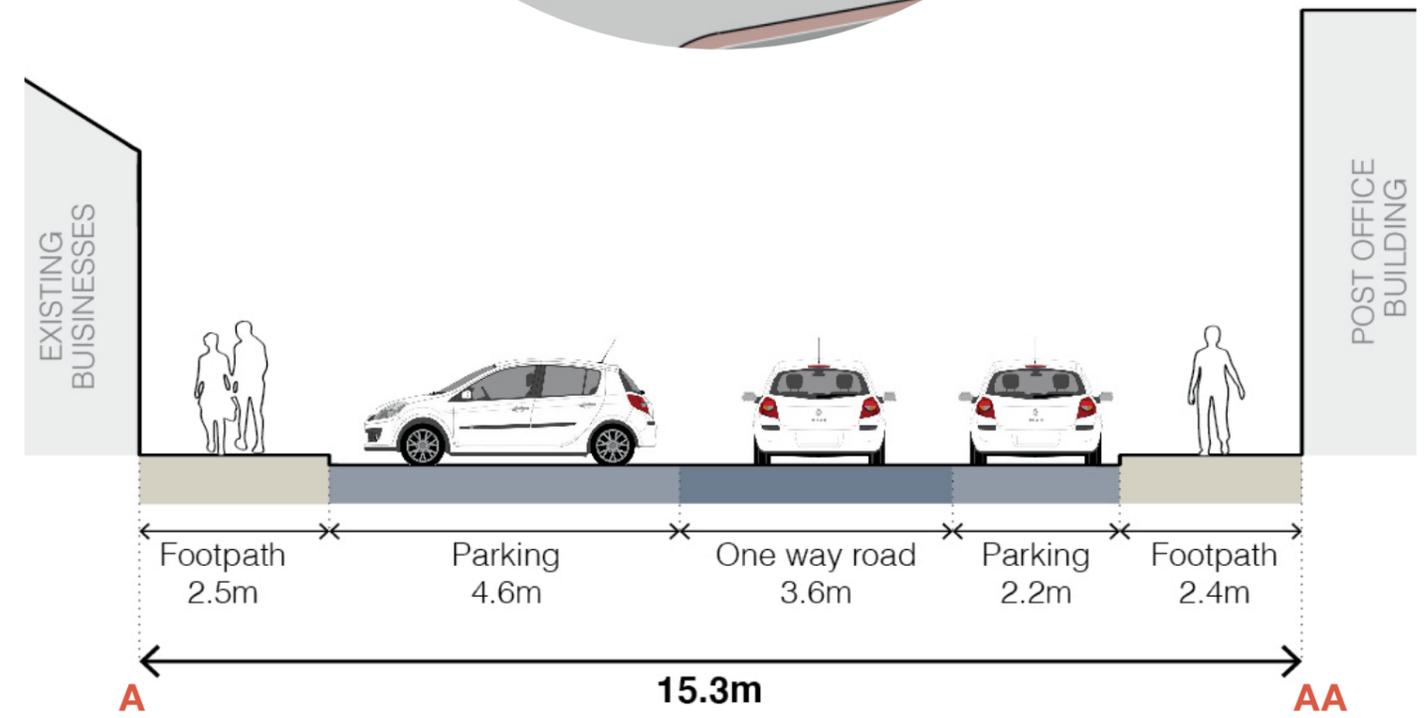
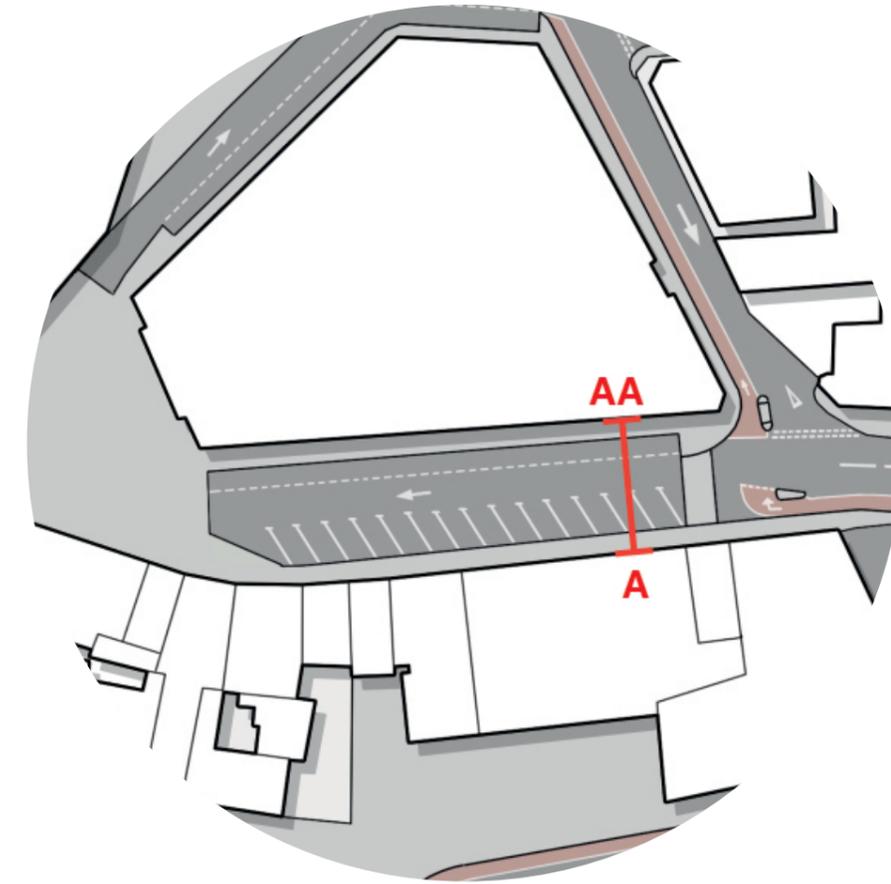
The following design study looked at the effects of changing the layout of the street to be more pedestrian friendly and how Blackfriars Street could invite pedestrians into Baxters Plain.

The study looked at the space from building edge to building edge to understand the full opportunities and constraints of the street.

With information gathered from community and stakeholder engagements, we understand how important the current car parking down Blackfriars Street is, as such, we have allowed for parking provision in all options to some degree.



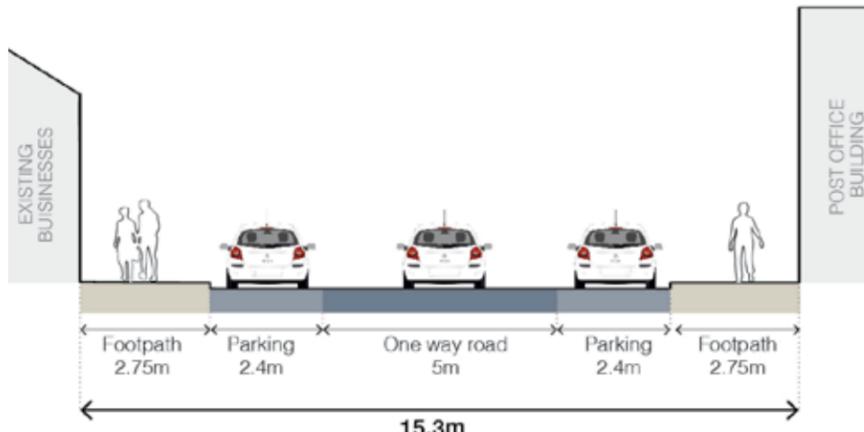
Existing view down Blackfriars Street



Existing section

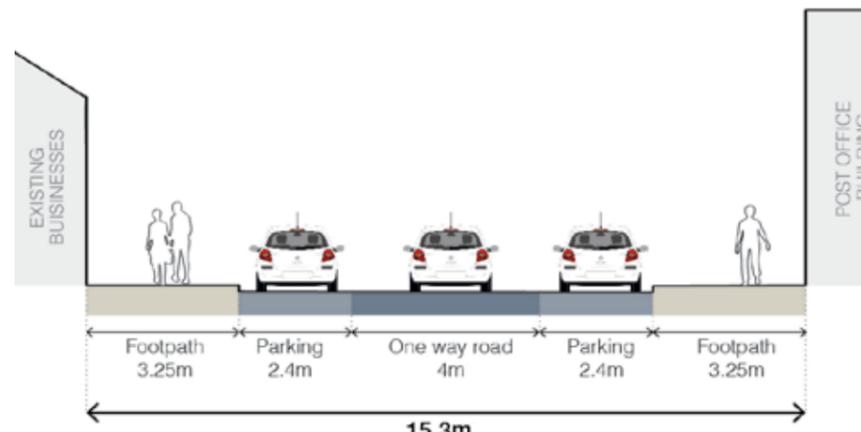
5.0 Proposed Interventions

Explored Options for Street Arrangements



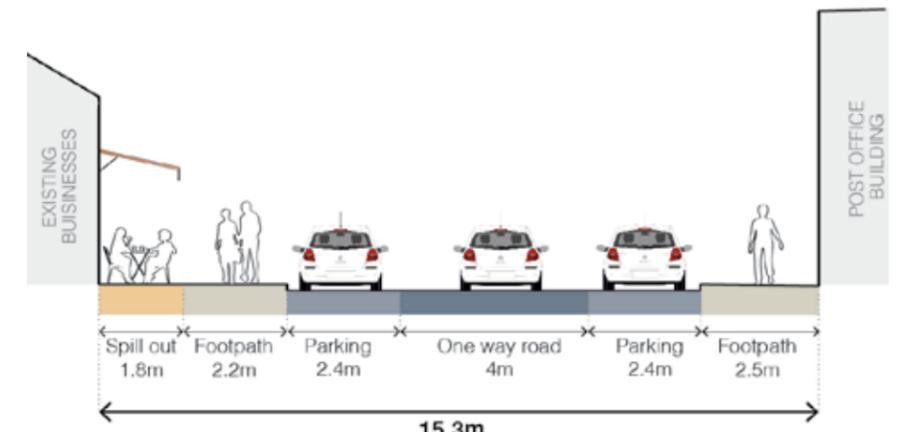
OPTION 1

Parallel on-street parking both side



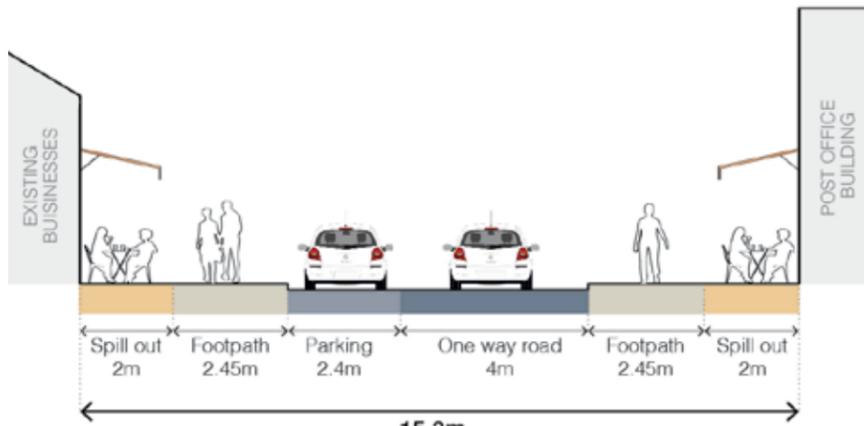
OPTION 2

Parallel on-street parking both side



OPTION 3

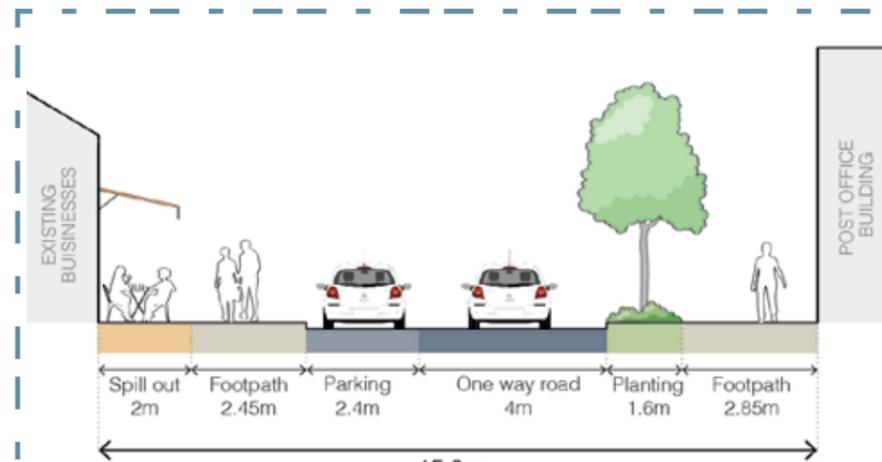
Parallel on-street parking both side
+ tightened carriageway + spill



OPTION 4

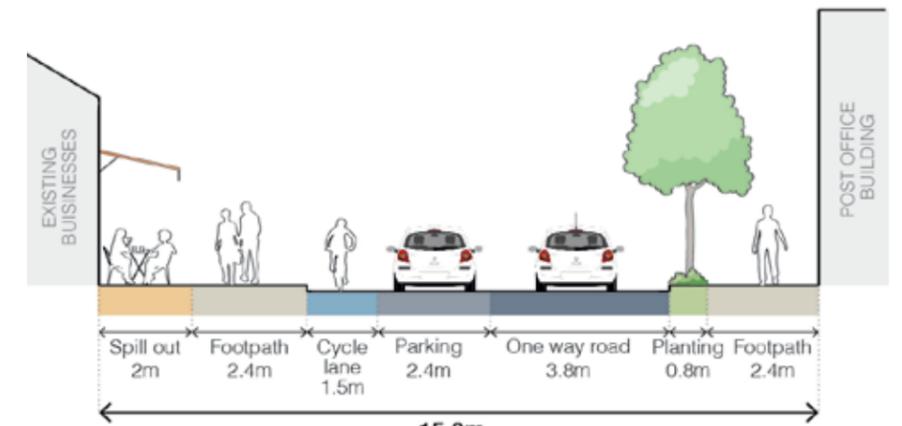
Parallel on-street parking one side of the street
+ tightened carriageway + spill out area both sides

Preferred Option



OPTION 5

Parallel on-street parking one side of the street
+ tightened carriageway + spill out area
+ rain garden and tree planting



OPTION 6

Parallel on-street parking one side of the street
+ tightened carriageway + spill out area
+ rain garden and tree planting
+ one way cycle lane

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5.0 Proposed Interventions

Blackfriars Street

Blackfriars Street has great potential to be a significant gateway for pedestrians to Baxters Plain and the King's Lynn town centre.

By reducing the carriageway width and changing the surface material to a more buff tone, the street is more hospitable towards pedestrians and vehicles are forced to be more aware of their surroundings.

Widened footpaths with benches, public seating, and shaded areas provide a comfortable and safe pedestrian experience.

Introducing green spaces with shrub and tree planting creates a more attractive and environmentally friendly setting.

By implementing these changes, the street can be transformed into a more pedestrian-friendly and livable space. The result will be a vibrant and inviting urban environment that prioritizes the wellbeing and mobility of pedestrians while still accommodating necessary vehicular traffic.

Key to improvements:

- 1 New road layout
- 2 Rain gardens
- 3 Rationalized parking layout
- 4 Widened footpath
- 5 Street trees in hard and soft standing
- 6 Seating to northern side of street
- 7 Planters and spill out zone on southern side of street
- 8 New pedestrian crossing



5.0 Proposed Interventions

Blackfriars Street



Sketch illustrating proposed arrangement

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5.0 Proposed Interventions

Laneways

Enhancing the public realm along South Clough Lane and Sedgeford Lane will assist in emphasising the connection to the surrounding streets.

The introduction of catenary lighting will enhance the ambiance of the lane, providing both functional illumination and an aesthetically pleasing atmosphere, making the space more inviting and visually appealing.

There is opportunity to develop space around the existing seating and signage elements. Shrub and tree planting has been proposed to create a more calming atmosphere. This also assists in mitigating the visual impact of the surrounding back of house areas.

Murals and art interventions have been proposed to enhance the visual amenity and could help to link the laneway spaces to the square.

Key to improvements:

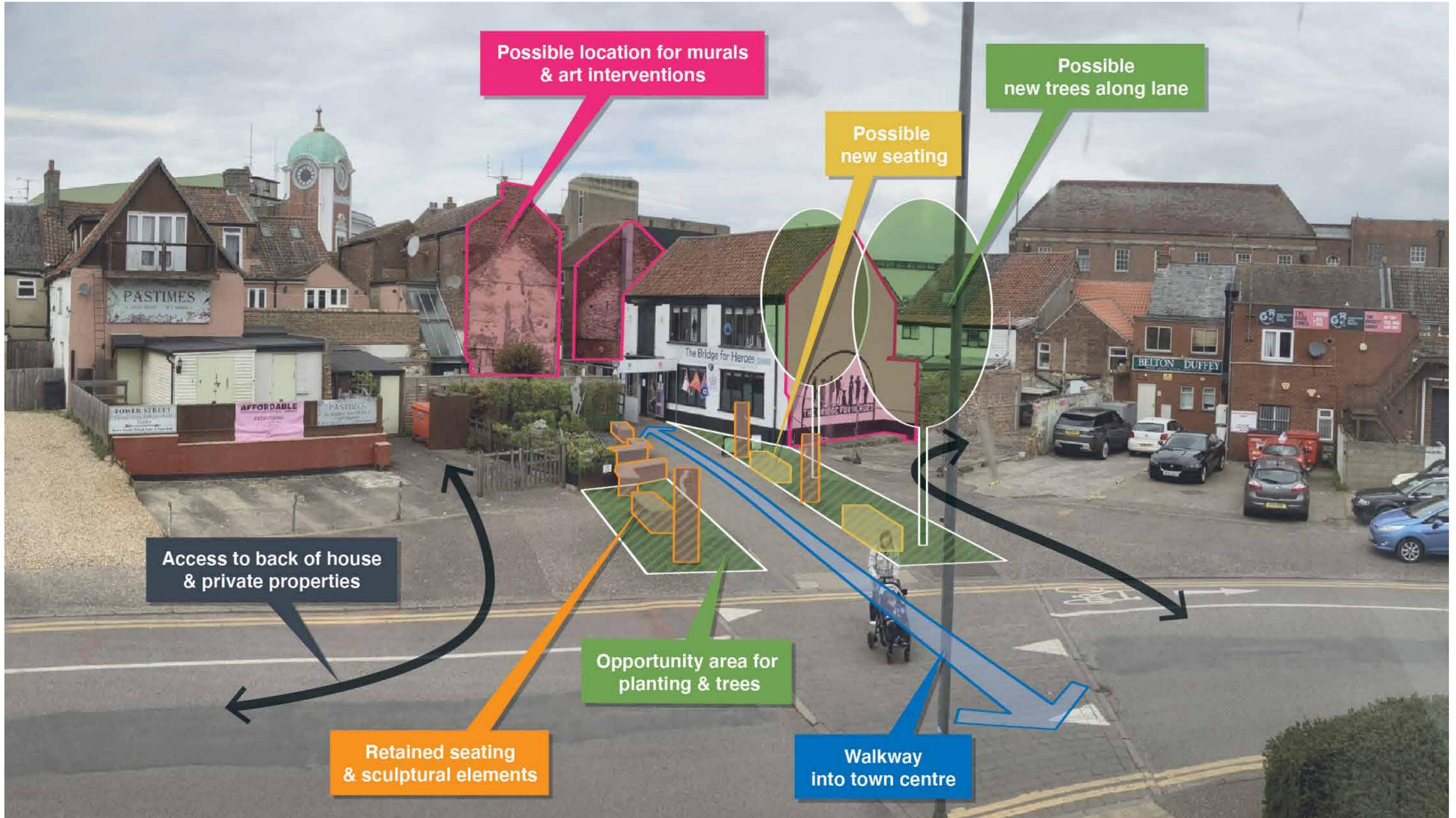
- 1 New paving enhancing connection to Tower Street
- 2 Planters and garden beds
- 3 Catenary lighting
- 4 Retained seating & sculptural elements incorporated into new design
- 5 Potential murals or art interventions on surrounding building walls
- 6 New surface



5.0 Proposed Interventions

Laneways

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6.0 Greening Strategy

Proposed Tree Planting

The town centre benefits from pockets of green space, however there is an opportunity to reinforce and enhance the existing greening.

The increased provision of greening includes health benefits, promotes wellbeing, increases biodiversity, and creates climate resilient spaces. To achieve this, we looked at maximizing the number of green areas and introduced a diverse type of planting.

The existing mature trees within Baxters Plain provide great benefit, however, they are not an appropriate species for the square. They create a dark environment and people are not inclined to sit under them due to sap secretion from leaves.

For this reason, we propose to remove the tree opposite the Majestic Cinema, however retain the other two mature trees in the space. This will assist in opening up views in the space, create a feeling of a “square” and enable a better connection with the new hub building.

We propose to supplement the space by new tree planting that has seasonal character Two feature trees are proposed on either side of the square with light foliage enabling sight lines and light penetration, complementing the setting of the natural and built environment. Suggested species could include Gleditsia with golden yellow leaves during the autumn and small green/white flowers in the summer. Other appropriate street trees and rain garden trees are proposed as shown on the opposite diagram.

Further arboriculture surveys and assessments need to be undertaken prior to removal of any tree and for any works proposed adjacent to existing tree root zone. In addition to below ground services investigation on areas of new tree planting to ensure the successful establishment of trees.

- Key:
-  Existing tree retained
 -  Existing tree removed
 -  Proposed tree (trees that are suitable street scape)
 -  Proposed tree (trees that are suitable to rain gardens)
 -  Proposed tree (trees that are suitable to lanes)
 -  Feature tree - open (maintain sight line through)

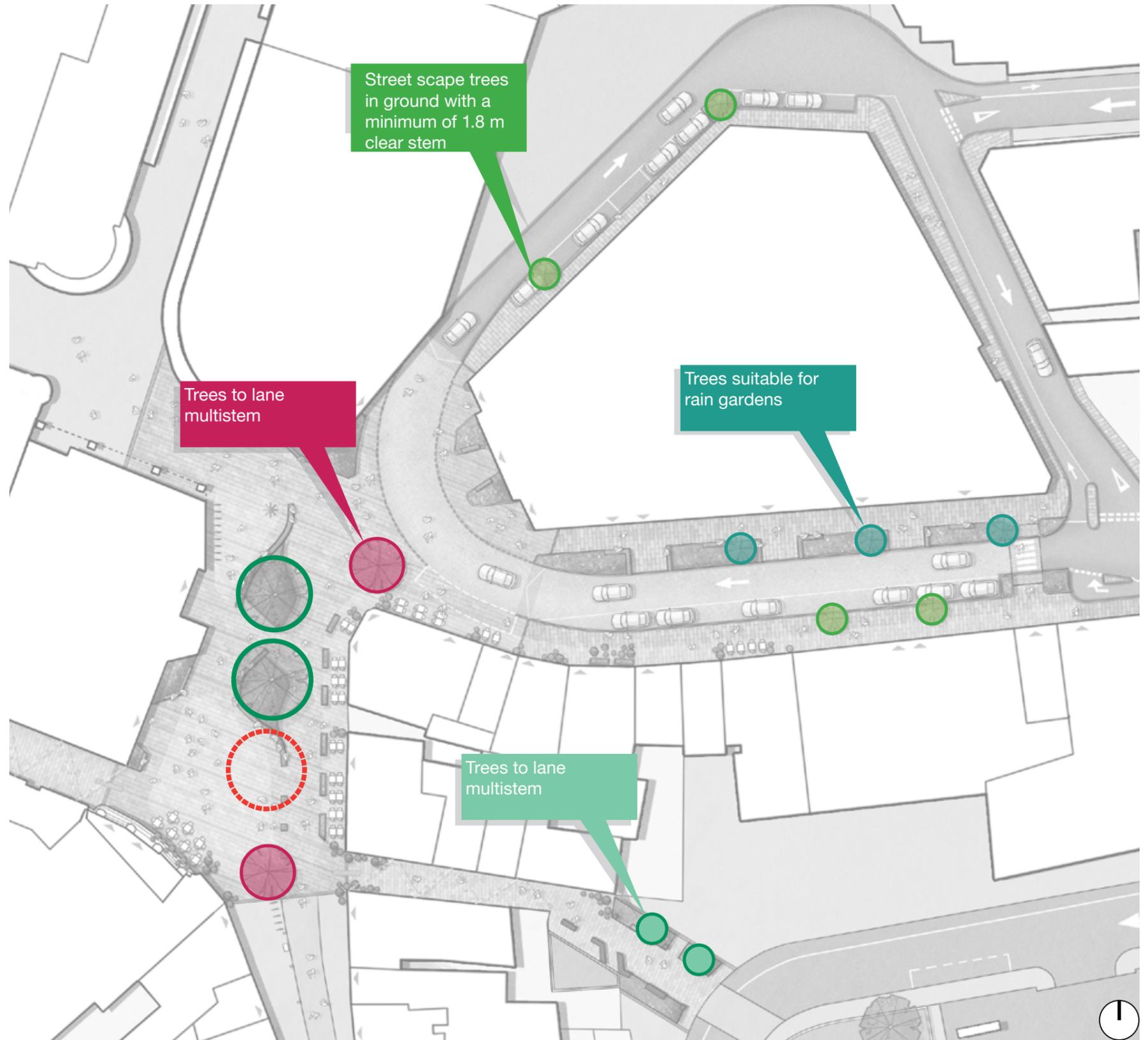


Diagram illustrating existing and proposed tree planting

6.0 Greening Strategy

Proposed Tree Planting

Existing tree retained and removed



Mature tree to be retained



Mature tree to be retained



Tree to be removed

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Proposed tree planting selection criteria:



Examples of potential species:



Liquidambar wordplesdon



Gleditsia triacanthos - Honey Locust



Alnus glutinosa - Alder (Native)



Amelanchier lamarckii multi stem



Acer campestre "Streetwise"



Populus tremula - Aspen (Native)

6.0 Greening Strategy

Proposed Planting

The following pages set out the over-arching planting strategy for the scheme and give some examples of species that may form part of the palette. The plant species have been selected based on the following criteria:

- Species that support foraging birds, attract pollinators and wildlife and contribute to an overall enhancement of biodiversity in local and wider context.
- The enhancement of natural habitats through the use of native species.
- The selection of low maintenance and drought tolerant species to reduce long term maintenance requirements and to consider the future impacts of climate change.
- The inclusion of evergreen species to provide structure to the planting all year round.
- The selection of species that will provide seasonal interest with colour, scents and textures.

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Key:

-  Herbaceous and perennials
-  Shrub and perennials mix A
-  Shrub and perennials mix B
-  Rain garden planting
-  Planter species
-  Green wall climbers



Diagram illustrating proposed shrub and ground cover planting

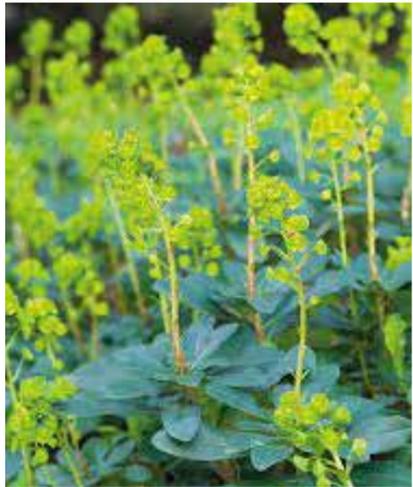
6.0 Greening Strategy

Proposed Planting

Herbaceous and perennials

A low height planting mix located along the front edges of the planting beds and around the benches.

* Evergreen



Euphorbia amygdaloides var. robbiae *



Geranium johnson blue



Luzula nivea *



Achillea 'Terracotta'



Echinacea 'White swan'



Liriope royal purple *

55

Rain garden planting

The planting proposal consists of species that are tolerant of a less well-drained soil.

* Evergreen



Cornus sanguinea



Iris sibirica



Echinacea pallida



Deschampsia cespitosa *



Helictotrichon sempervirens*



Meadow mixture for seasonal wet soil

6.0 Greening Strategy

Proposed Planting

Shrub and perennials mix A

Shrub and perennials mix B

A mixture of flowering evergreen shrubs intermixed with ferns and grasses. The shrubs have been selected to include provisions of native species and flowering species to support native pollinators. Consideration will be given to shade tolerant planting under trees.

** Semi-Evergreen

* Evergreen



Abelia grandiflora**



Viburnum tinus*



Photinia fraseri*



Ligustrum vulgare**



Euonymus europaeus



Cornus sanguinea



Ilex crenata *



Perovskia blue spire



Polystichum setiferum *



Stipa calamagrostis



Pennisetum alopecuroides *



Alchemilla mollis

6.0 Greening Strategy

Proposed Planting

Planter species

A mix of planting and bulbs with different seasonal interest and colours.

* Evergreen

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Euphorbia amygdaloides var. robbiae *



Anemone 'Honorine Jobert'



Luzula nivea *



Viburnum tinus*



Echinacea 'White swan'



Liriope royal purple *

Climbing species

The below are a suggestion for climbers against the H&M wall. Further studies and options will be considered depending on the system adopted for the green wall. The species suggested below could be used for a trellis system or self clinging on the wall within a planting bed.



Clematis arandii *



Trachelospermum jasminoides *



Hedera helix *

7.0 Materials and Furniture Strategy

Proposed Materials and Furniture Plan

There are great examples of hard surface around King's Lynn that give the town character and showcase its heritage. However, the current materials palette in Baxters Plain is not cohesive with a range of different materials converging at its centre. In some places, paving is installed incorrectly and left unfinished. We are proposing to draw inspiration from other successful parts of the town to achieve a more consistent palette. Having a consistent palette of materials will improve the legibility of the space and establish a sense of place.

Natural stone setts could be best suited for Baxters Plain and the laneways. The colour and size of these would be determined at the next stage, however they would be inspired by materials already in use in the town. We are proposing to use asphalt with golden gravel chipping along Blackfriars Street. This along with the narrowing of the roadway, changes the environment of the street and encourages more sharing between pedestrians and vehicles. This change in materiality will also help to demarcate the roadway to alert vehicles and pedestrians that this is a shared space.

For furniture we have been inspired by the street furniture guide for King's Lynn to ensure continuity and consistency. The materials need to be robust, simple and sustainable. The simple nature of the materiality will give the design a more timeless appearance that will complement both the contemporary and heritage setting. The core materials proposed are timber with powder coated furniture, stone, and concrete. Further studies to develop these and make them unique to the area would be developed at the next stage.

Key:

-  Natural stone paving with bands
-  Natural stone paving to footpath
-  HRA asphalt with 'Golden Gravel'
-  Asphalt
-  Timber topped bench with concrete base
-  Bespoke timber bench with steel base, back and arm rests
-  Social seats
-  Planter box



Diagram illustrating proposed hardscape materials

7.0 Materials and Furniture Strategy

Look and Feel



Asphalt surfacing with golden gravel

King's Lynn, Norfolk



Natural stone paving

Chelsea Barracks, London



Paving with text inlay

Little David Street / Kampus, Manchester



Paving bands

Grovenor Hill, London (BDP project)



Flush kerb surface

The Brentford Project, London



Feature tree in hardstanding

Mount Street Mews, London (BDP project)

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7.0 Materials and Furniture Strategy

Proposed Furniture



Mayfield Park, Manchester

Seat to rain garden



Broadgate Tower, London

Bespoke curved seating



Marine Wharf & Greenland Place

Social seats (demarcating roadway)

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Tobergal Lane, Ireland (BDP project)

Planter pots in spill out zones



Clanbrasil street, Ireland (BDP project)

Garden bed with intergrated seating



Chelsea Barracks, London

Cycle stands

8.0 Drainage Strategy

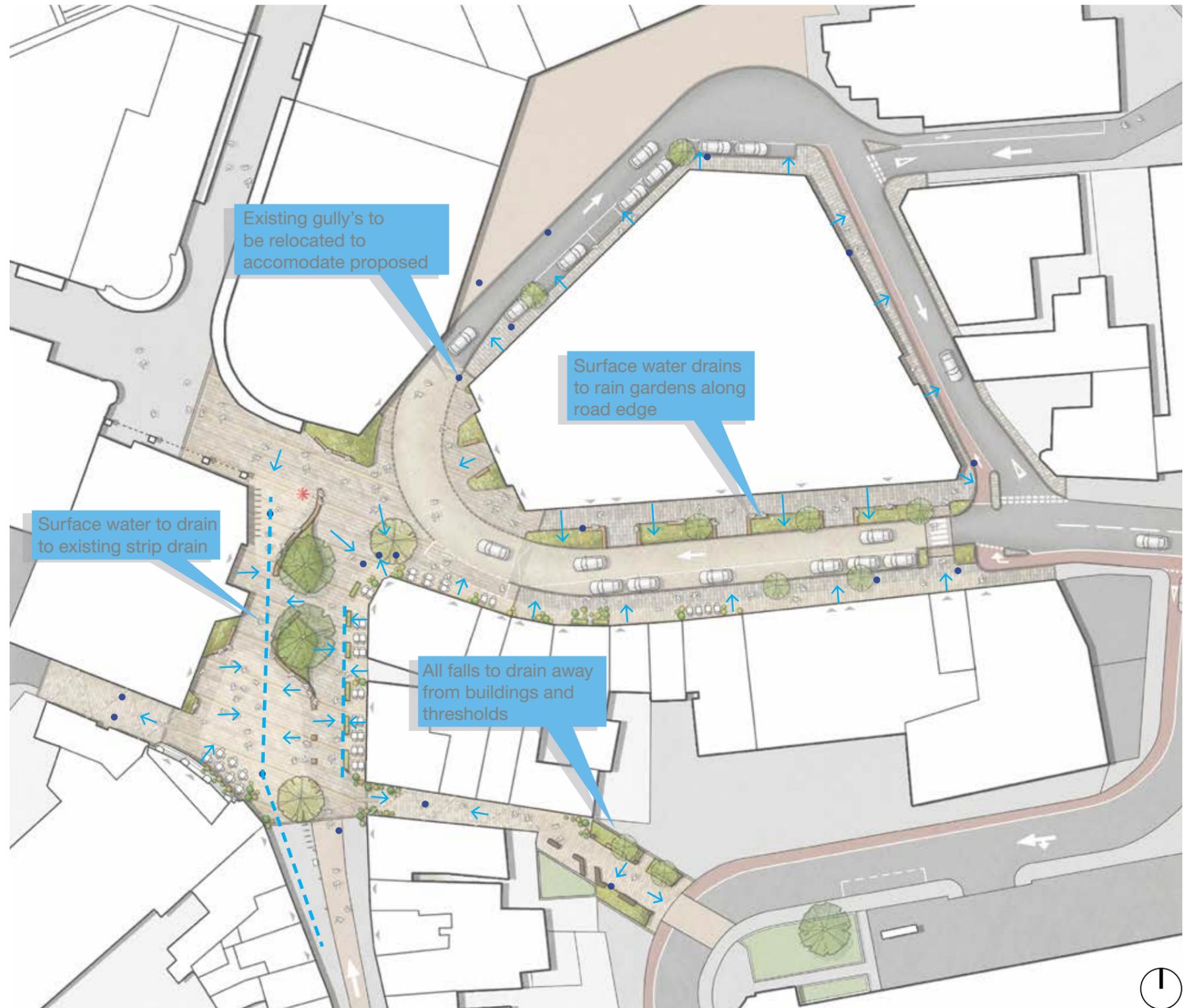
Drainage Strategy

The proposed drainage strategy would make use of existing gullies and natural topographical falls to effectively manage stormwater, minimize flooding risks, and enhance the functionality and aesthetics of urban spaces.

Key considerations:

- The design proposes to reuse all existing drainage and where necessary, gullies will be relocated to accommodate proposed levels and falls.
- All falls are to drain away from buildings and thresholds.
- Along Blackfriars Street water falls into a combination of gullies and rain gardens. The rain gardens are integrated to facilitate water infiltration, reduce runoff and enhance the urban environment.

A more comprehensive study would be needed in the next phase with a thorough assessment of existing gullies, determining their capacity and condition for integration into the new system. Further study of the current and proposed topography would also be needed to identify the drainage strategy.



9.0 Lighting Strategy

Existing Lighting Layout

Within the study area, there are currently four different typologies of light columns. Consideration should be given to consolidating lighting typologies to achieve a more cohesive lighting strategy that ties with the site furniture.

As per the King's Lynn Public Realm Action Plan, lighting should take into account the following:

- Minimal design to compliment a range of settings.
- Metal colour to match a range of elements.
- Liaise with PFI lighting contractor.

This page provides an audit of the main existing light columns within the site boundary.



Blackfriars Street lighting
12m light pole



Vancouver Quarter lighting
4m light pole



Tower Street lighting
6m light pole



Vancouver Quarter lighting
6m light pole



9.0 Lighting Strategy

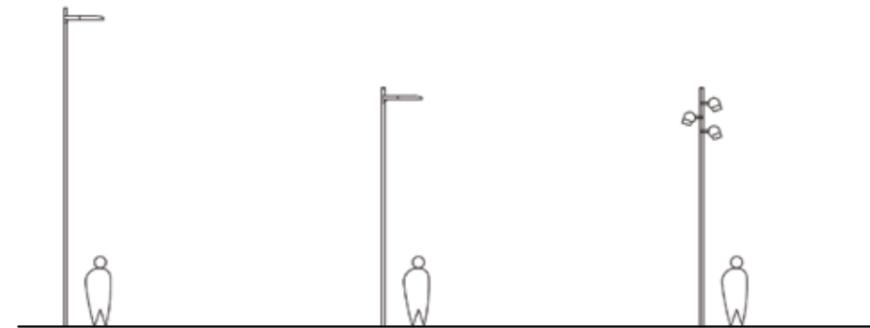
Proposed Lighting Layout

Consideration should be given to providing sufficient lighting for vehicular traffic, while creating a warm and welcoming environment for the pedestrians. Simple discreet column aesthetic is proposed, to avoid visual clutter as much as possible and column heights have been suggested. Additionally, pockets of planting and urban furniture should be softly illuminated, to bring the light lower and closer to people, creating a more intimate ambience. Feature lighting including catenary lighting in laneways and feature tree up lighting have been proposed to add vibrancy at night and create interest. All proposed lighting changes would require input from a lighting engineer to conduct appropriate calculation studies.

Existing light poles: 

Existing light poles to be replaced:

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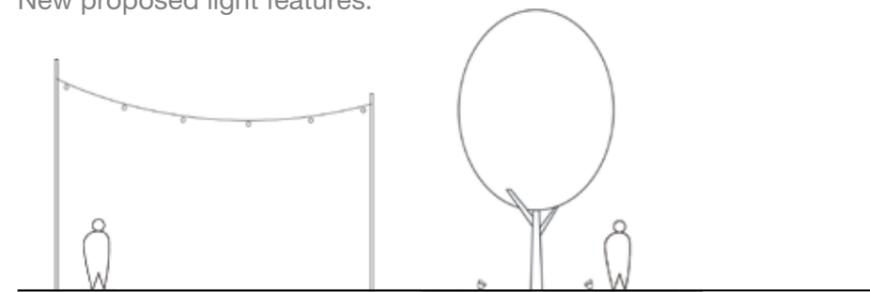


8m tapered or cylindrical column to replace street

6m tapered or cylindrical column to replace public realm lighting

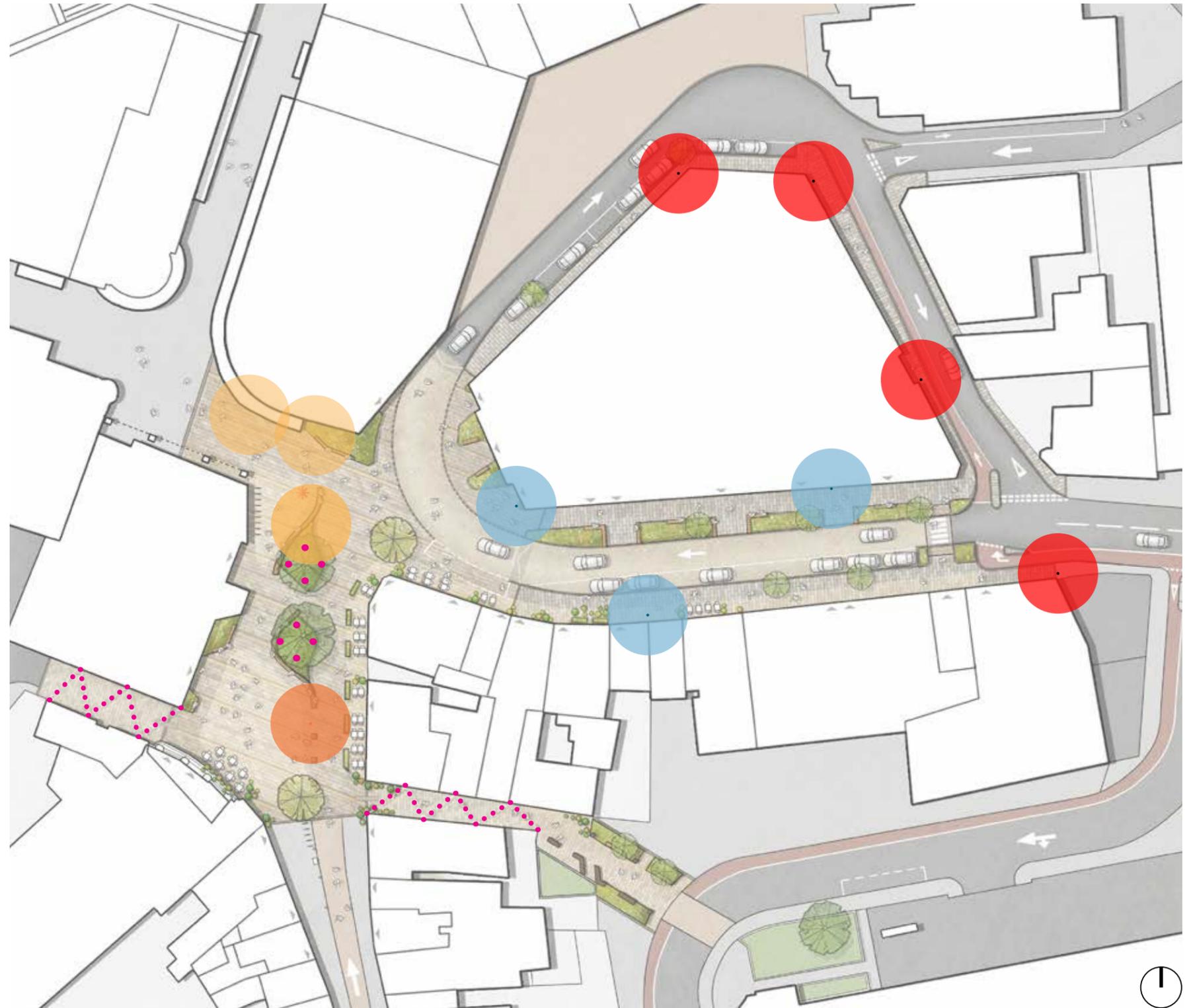
6m tapered or cylindrical column adjustable spotlights to support various events in the main square

New proposed light features:



 Catenary lighting located in laneways

 Uplights to tree planting, to be located in central garden beds



Phasing Plan

This diagram illustrates how the scheme could be phased to allow for funding when it becomes available. The areas could be delivered simultaneously and with no specific sequence. This phasing plan has been used to provide a breakdown of the works required for each area with a high level cost estimated produced by Artelia. The Cost estimate has been provided separately to the client.

The phasing for the areas shown on the diagram opposite are as follow:

AREA A - Arrival Space (1,675 m²)

AREA B Blackfriars Street (907m²)

AREA C The Lane (225 m²)

AREA D Sedge ford Lane (100 m²)

AREA E Paradise Parade (1,055 m²)



Next Steps & Further Considerations

The next steps for this project is to secure funding to seek feasibility and inform on the final design direction. Pending these factors, the project aims to advance the RIBA stage 2-3 for concept design and spatial coordination.

We have set out what we believe might be required for the next step below:

- BCKLWN & NCC to agree delivery and funding strategy for the scheme.
- Continuous engagement with stakeholders including Vancouver Quarter.
- Review the proposals of the community hub building and the former Post Office, ensuring communication with the design consultant and developers.
- Consider overall cycle parking provision requirements and seek further advice from transport planners regarding the final level of provision .
- Cycle storage infrastructure to be considered in line with The local Cycling and Walk Infrastructure Plans (LCWIP).
- Engagement of transport planner and determine if a Road Safety Audit is required.
- Update the cost estimate as the scheme progress through the next RIBA stage.
- Commission below ground utilities, a GPR survey and carry out a utilities check.
- Communication with utility providers for relocation of services.
- Investigation of existing and new services in relation to new tree planting to ensure successful establishment.
- Consideration and review of tree species to ensure growth requirements and successful establishment, while referring to latest published guidelines.
- Engagement with the Arboricultural officer regarding the choice of trees and plant.
- Commission an arboriculture survey around existing trees.
- Allow for trial pits and CBR testing to ground conditions.
- Establish planning requirements.
- Procure record drawings and pre-construction information.



BDP.

16 Brewhouse Yard, Clerkenwell
London EC1V 4LJ, United Kingdom

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration and Development Panel		
DATE:	10 th January 2024		
TITLE:	Local Plan Review – Gypsy and Traveller Potential Sites and Policy Consultation		
TYPE OF REPORT:	Cabinet Report		
PORTFOLIO(S):	Councillor Moriarty – Portfolio Holder for Regeneration and Development		
REPORT AUTHOR:	Stuart Ashworth		
OPEN/EXEMPT	Open	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:
This report seeks authority to proceed with a consultation on potential sites.
KEY ISSUES:
Members are directed to the attached Cabinet report for full details of the key issues.
OPTIONS CONSIDERED:
Members are directed to the attached Cabinet report for full details of the options.
RECOMMENDATIONS:
The Panel are requested to consider the report and make any appropriate recommendations to Cabinet.
REASONS FOR RECOMMENDATIONS:
To scrutinise recommendations being made for an executive decision.

REPORT TO CABINET

Open/Exempt		Would any decisions proposed :		
Any especially affected Wards	Mandatory/	Be entirely within Cabinet's powers to decide	YES/NO	
	Discretionary/	Need to be recommendations to Council	YES/NO	
	Operational	Is it a Key Decision	YES/NO	
Bircham with Rudhams Denver Emneth with Outwell Feltwell Methwold Tilney, Mershe Lande and Wiggshall Upwell, Outwell and Delph Walsoken, West Walton and Walpole				
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 YES/NO	Policy/Personnel Implications YES/NO	Statutory Implications YES/NO	Equal Impact Assessment YES/NO If YES: Pre-screening/ Full Assessment	Risk Management Implications YES/NO
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 26th January until the 8th 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

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

Gypsy Traveller and Travelling Showpeople Accommodation Requirements to 2039

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

Web version of the Local Plan Review 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
E-mail notification 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.
Libraries	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
Council Offices	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 26th January and finish on the 8th 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: Local Plan Review (2016-2036) examination Local Plan Review (2016-2036) examination Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)
Gypsy and Traveller Potential Sites and Policy Consultation Document	Consultation on additional evidence base documents Consultation on additional evidence base documents Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)
Gypsy and Traveller Site Assessments	Report to be made available for the consultation on the 26 th January 2024.
Gypsy and Traveller Sustainability Appraisal (External Report)	Report to be made available for the consultation on the 26 th January 2024.
Gypsy and Traveller Strategic Flood Risk Assessment (Level 2) (External Report)	Report to be made available for the consultation on the 26 th 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?	New 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.				
Question	Answer				
<p>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?</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	
Question	Answer	Comments			
<p>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?</p>	Yes/ No	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.			
<p>3. Could this policy/service be perceived as impacting on communities differently?</p>	Yes/ No	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.			
<p>4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?</p>	Yes / No	No, the Policy is designed to enable a positive planning policy mechanism for the Gypsy and Traveller community to apply for Planning Permission.			
<p>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</p>	Yes / No	<p>Actions: None</p> <p>Actions agreed by EWG member: N/a</p>			
<p>Assessment completed by: Luke Brown</p>	74				
<p>Job title Senior Planning Policy Officer</p>					

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 accommodation 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)
0-5	2023-2027	71
6-10	2028-2032	10
11-15	2033-2037	11
16-17	2038-2039	5
0-17		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)
0-5	2023-2027	4
6-10	2028-2032	0
11-15	2033-2037	1
16-17	2038-2039	0
0-17		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 Creake
- GT35 Land at Green Acres, Upwell
- GT39 Land at Oak Tree Lodge, The Common, South Creake
- 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

Risk/adverse impact identified (Q11)	Action to be taken to mitigate	By who <i>Include a lead officer for implementing the actions</i>	By when <i>Deadlines/timescales for implementing the actions</i>	Monitoring mechanism <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 th January until 8 th 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

Year Period	Dates	Need
0-5	2023-2027	4
6-10	2028-2032	0
11-15	2033-2037	1
16-17	2038-2039	0
0-17		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
GT05	19 - 121 Magdalen Road, Tilney St Lawrence	1
GT11	Homefields, (Western Side, Goose Lane), Walpole St Andrew	1
GT17	Land at The Lodge, Small Lode, Upwell	1
GT18	Land at 2 Primrose Farm, Small Lode, Upwell	5
GT20	Land at Botany Bay, Upwell	1
GT21	Land at Four Acres, Upwell	1
GT28	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	2
GT34	Land at Creaksville, South Creake	1
GT35	Land at Green Acres, Upwell	2
GT39	Land at Oak Tree Lodge, The Common, South Creake	3
GT42	Land at Red Barn, Cowles Drove, Hockwold cum Wilton	3
GT54	Land at the Pines, Whittington	1
GT55	Land at Victoria Barns, Basin Road, Outwell	1
GT56	Wheatley Bank, Walsoken (South of Worzals paralell to A47)	9
GT59	Land at Spriggs Hollow, Wiggenhall St Mary Magdalen	4
GT66	Land at Brandon Road, Methwold	1

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

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

5. New sites at:

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

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
GT25	Land at the Oaks, Northwold	1
GT62	Land at Redgate Farm, Magdalan Road, Tilney St Lawrence	2
GT67	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
GT14 (Broad Location)	Land to the rear of West Walton Court, Blunts Drove, Walton Highway (Public Site)	10
GT17 Broad Location	Land to the rear of The Lodge, Small Lode, Upwell	13
GT18 Broad Location	Land to the rear of 2 Primrose Farm, Small Lode, Upwell	8
GT21 Broad Location	Land to the rear of Four Acres, Upwell	4
GT37 Broad Location	Land to the rear of Green Acres, Small Lode, Upwell	7
GT38 Broad Location	Land to the rear of Green Acres, Small Lode, Upwell	10
F3.1	Land at Wisbech Fringe Strategic Allocation	10

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

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

Is the site suitable?	The site 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.

Constraint	Comment
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.

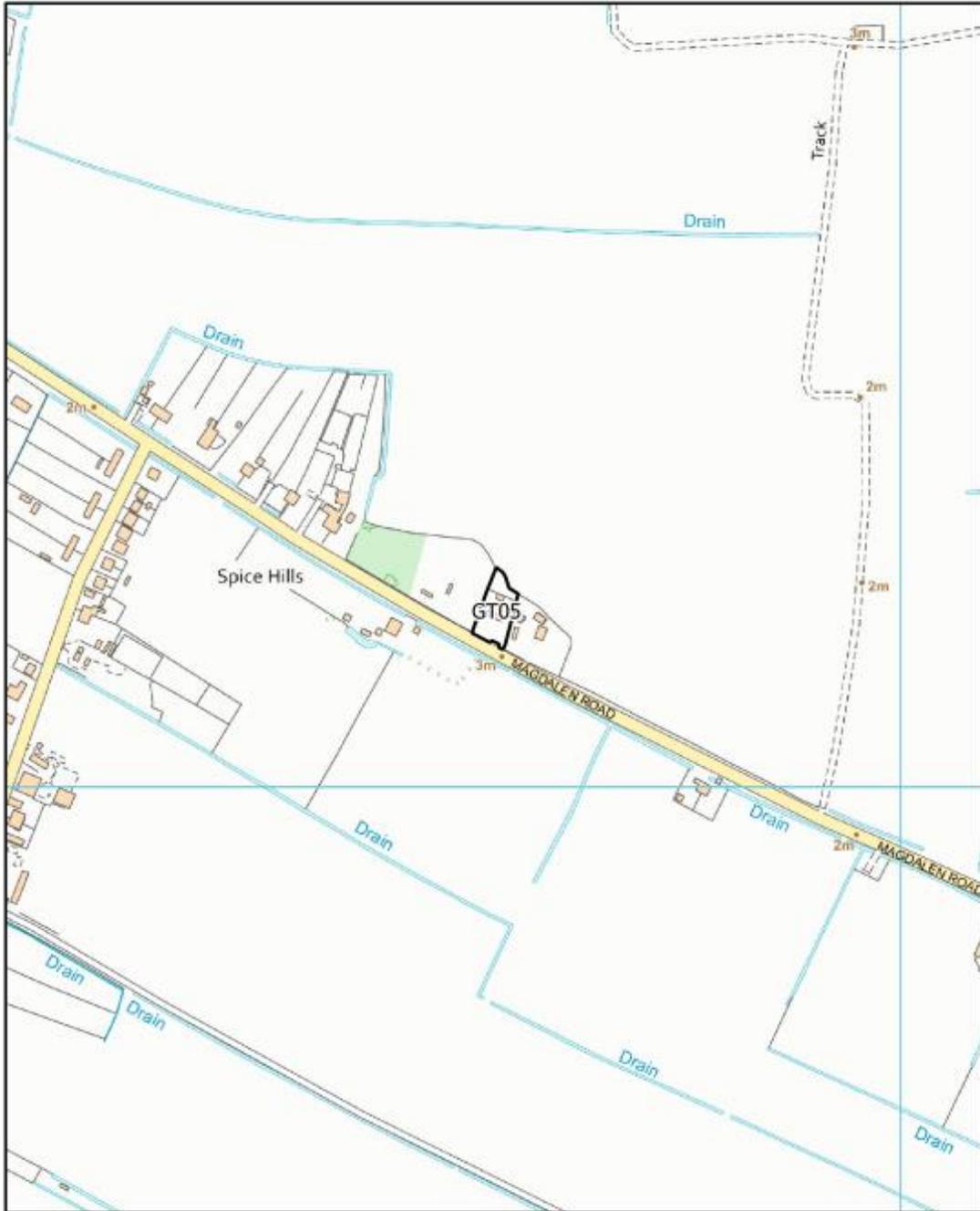
Conclusion

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. 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

Site Name/Settlement	Homefields, (Western Side, Goose Lane), Walpole St Andrew, (Homefield)		Site Reference	GT11
Site Capacity	Some remaining capacity	Site Area (Ha)	0.21	
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		

Suitability Assessment		
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		Development of the site would have a neutral impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting

Suitability Assessment		
Landscapes		
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		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 mitigated.

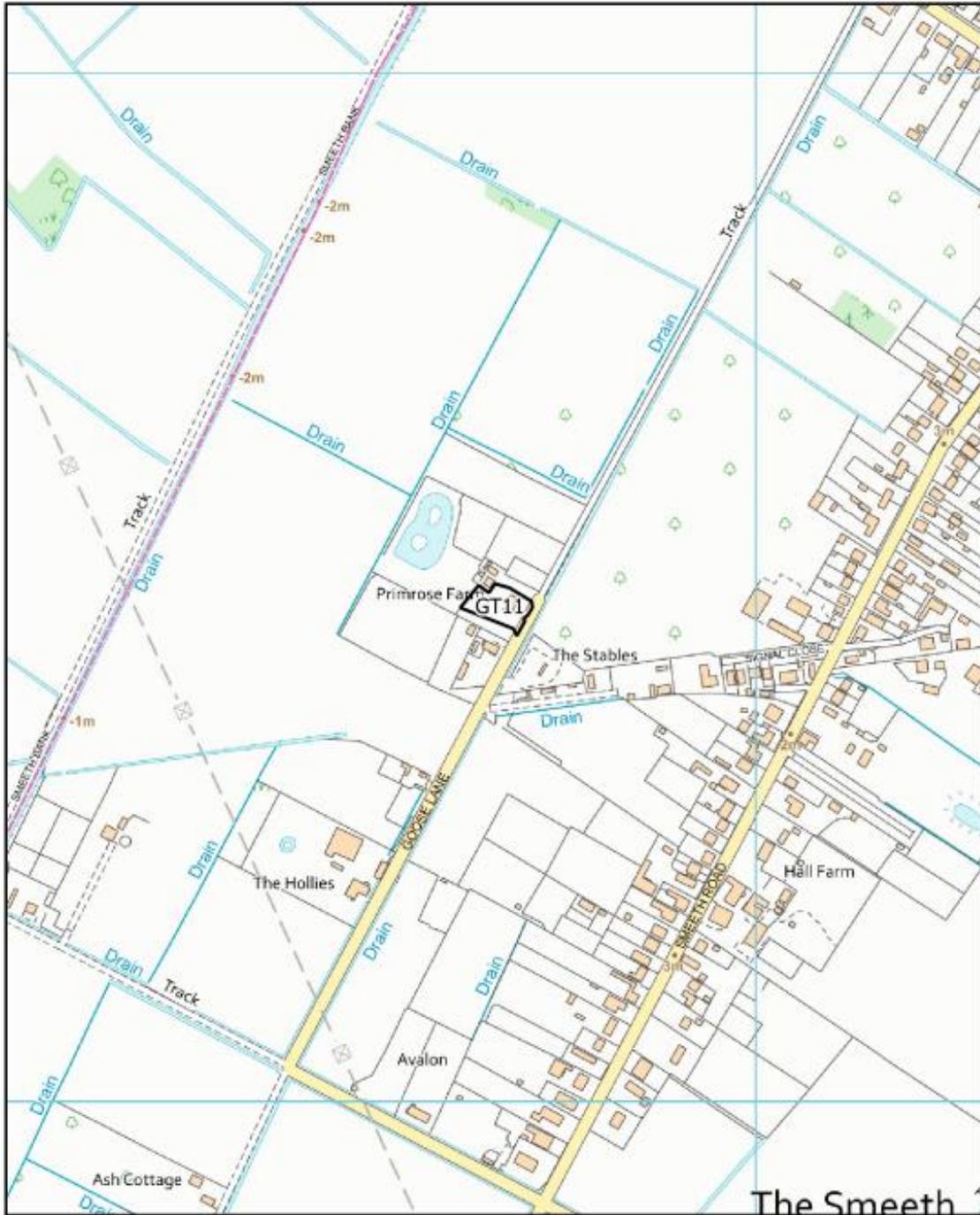
Conclusion

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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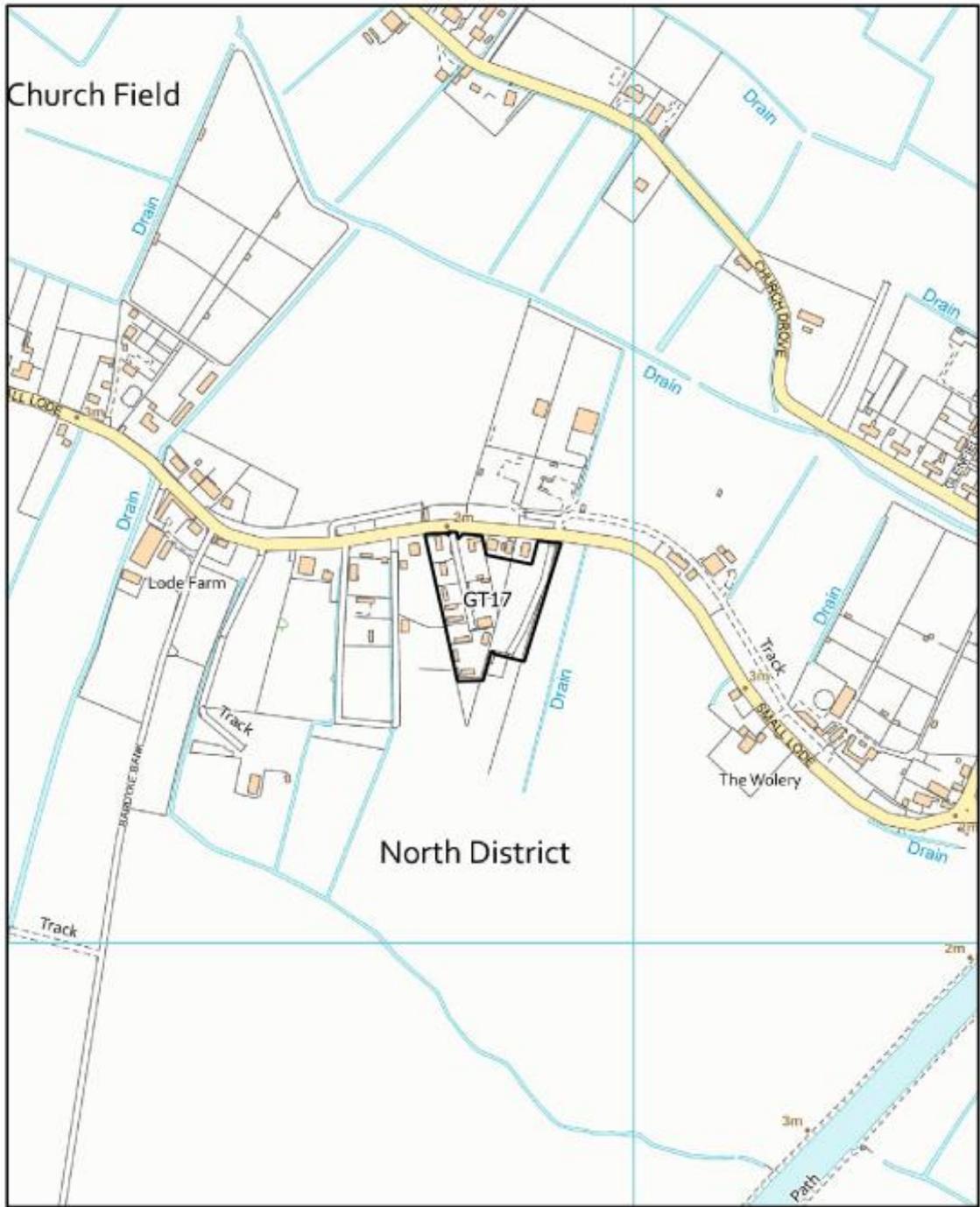
GT17 Land at The Lodge, Small Lode, Upwell

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.

Constraint	Comment
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	
<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.

Constraint	Comment
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.

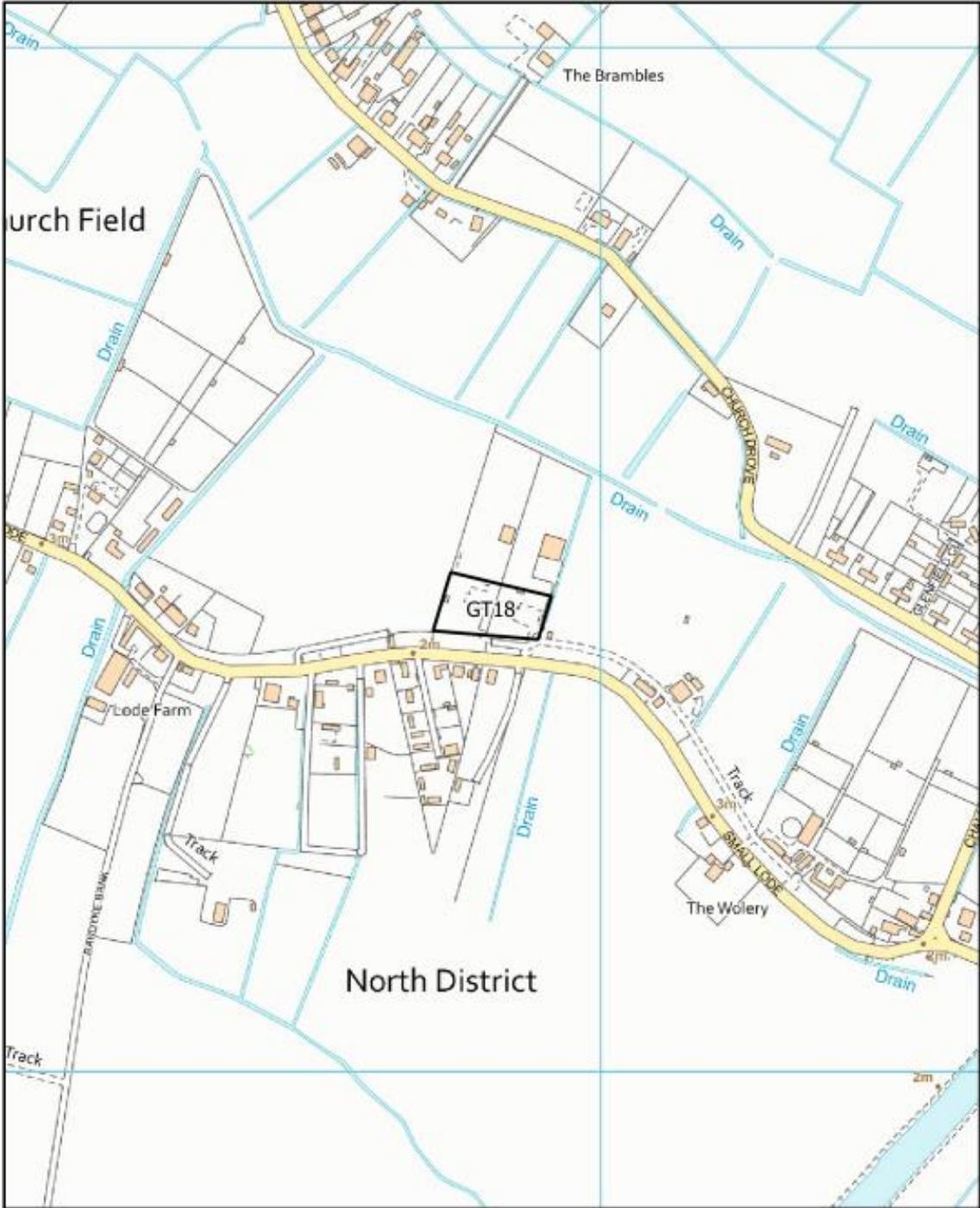
Conclusion

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 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	

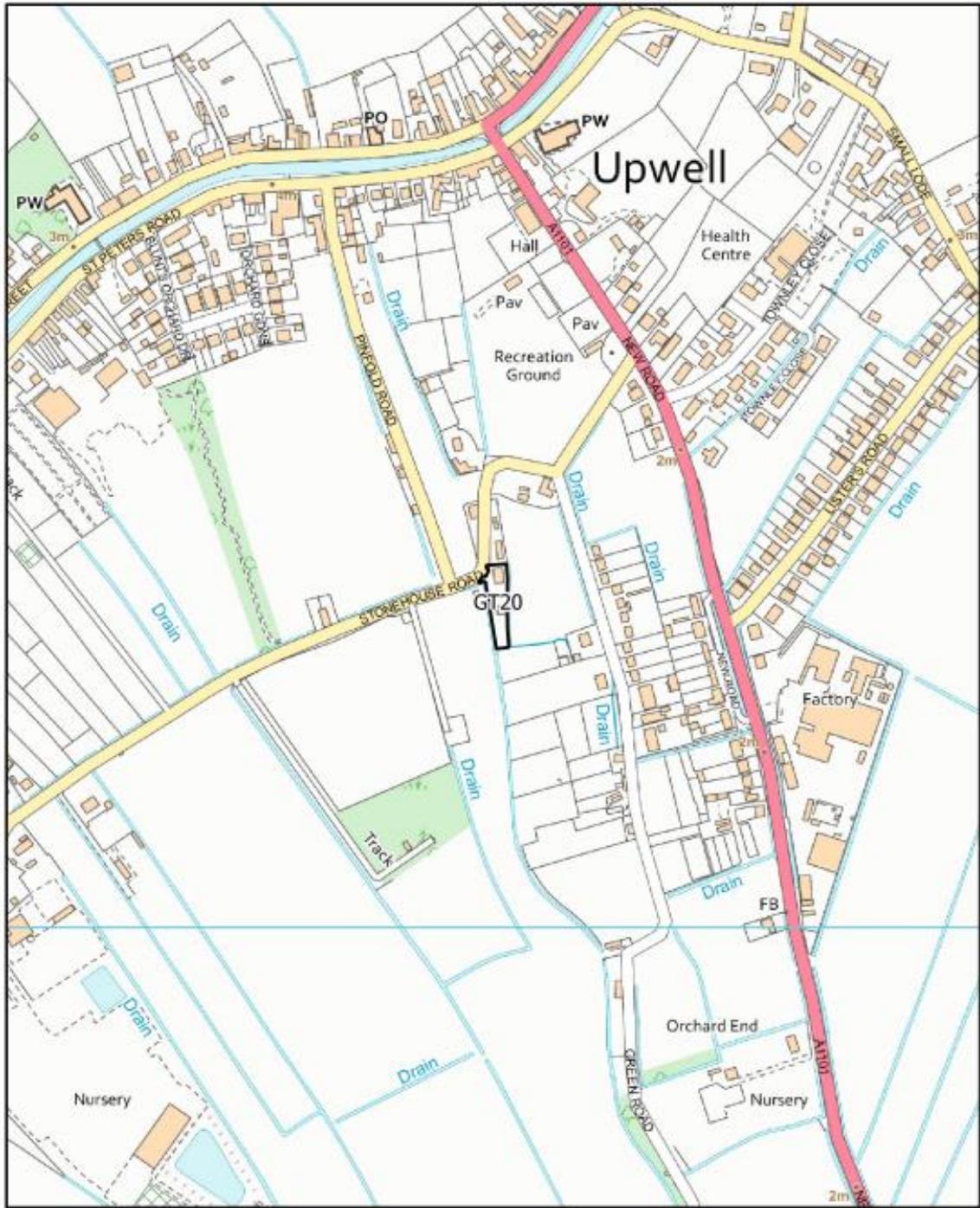
Conclusion

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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GT20



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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.

Constraint	Comment
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	Near residential dwellings. Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated.

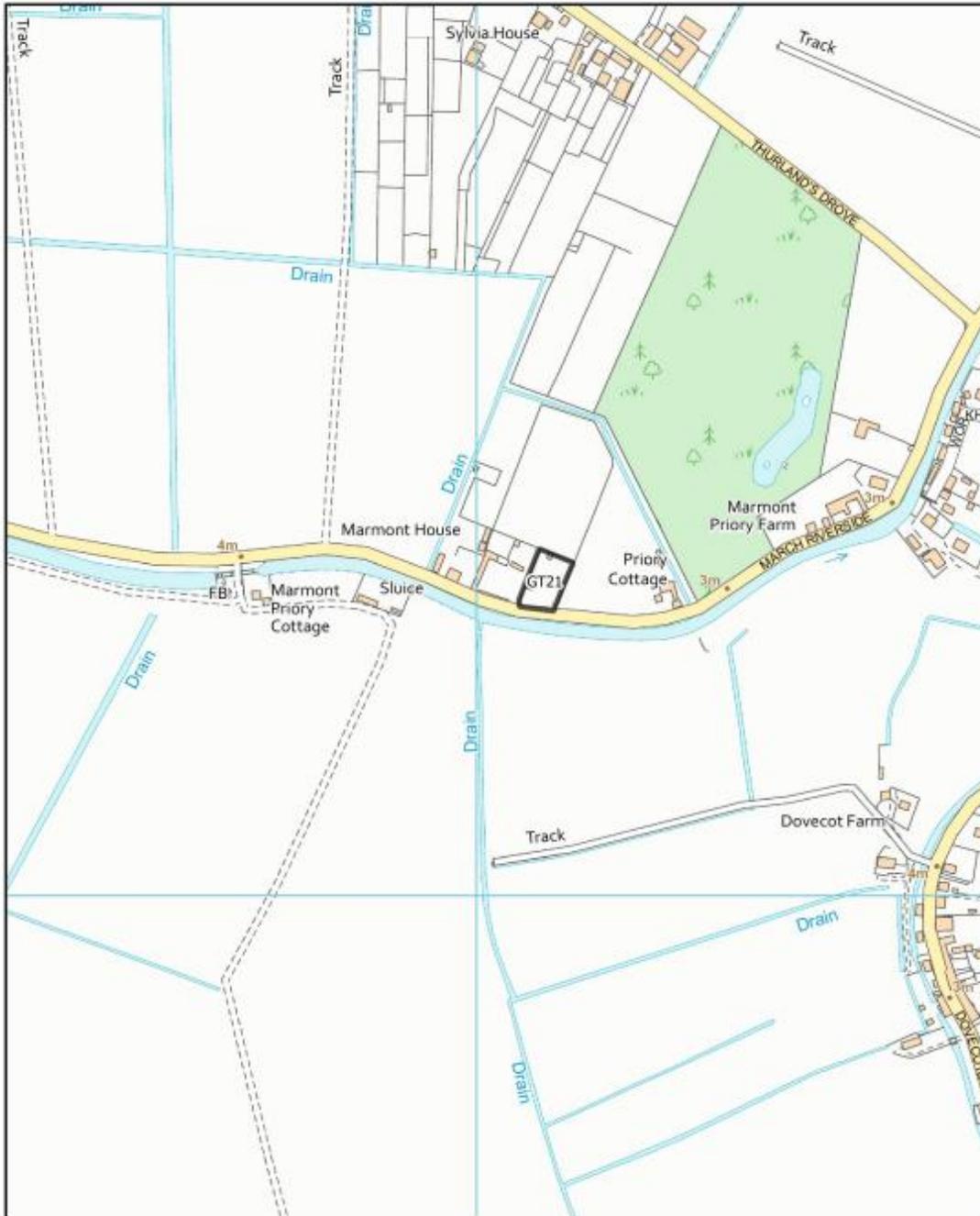
Conclusion

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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28/07/23

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
Compatibility with Neighbouring/ Adjoining Uses	No Neighbouring or adjoining land use constraints identified.

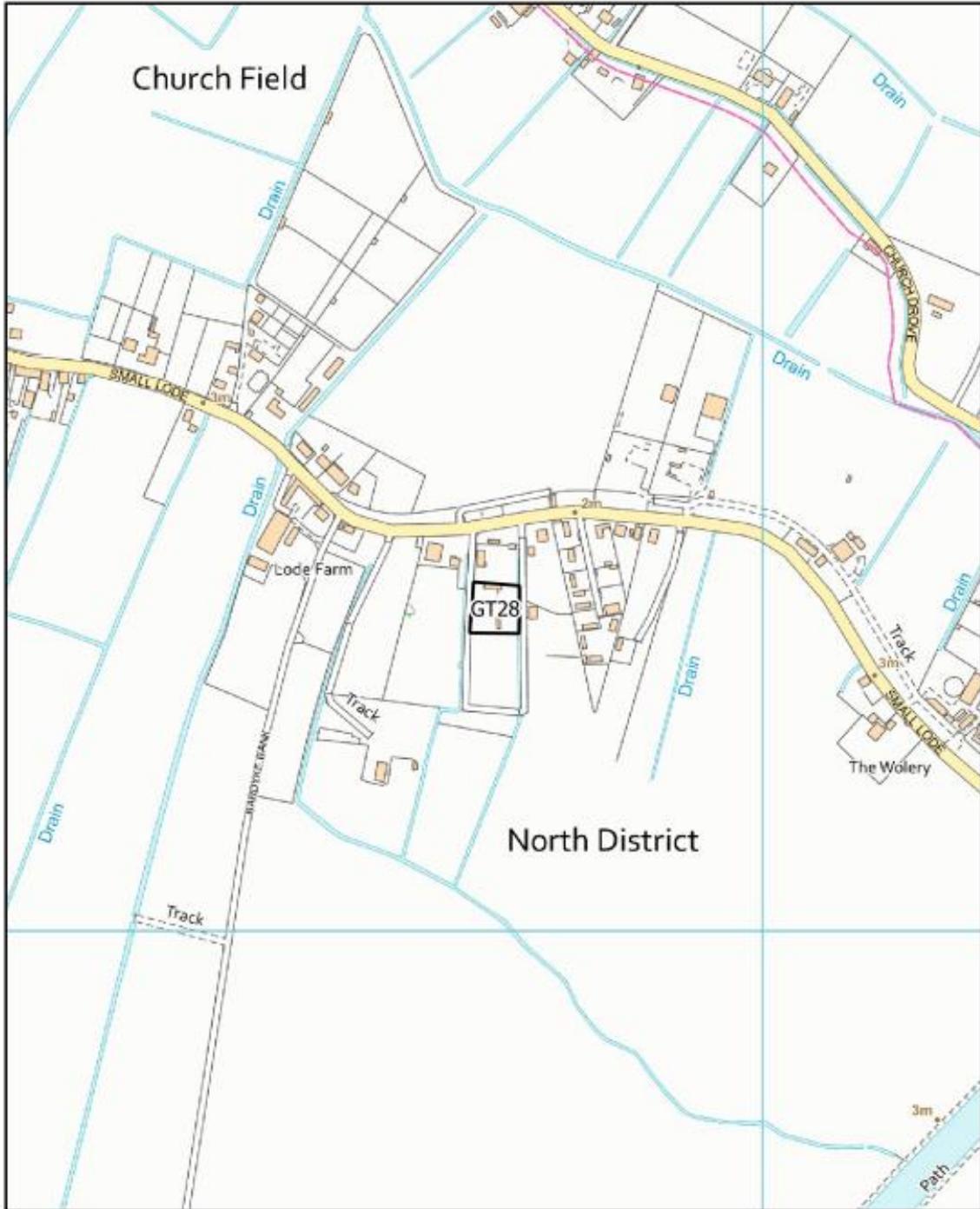
Conclusion

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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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

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

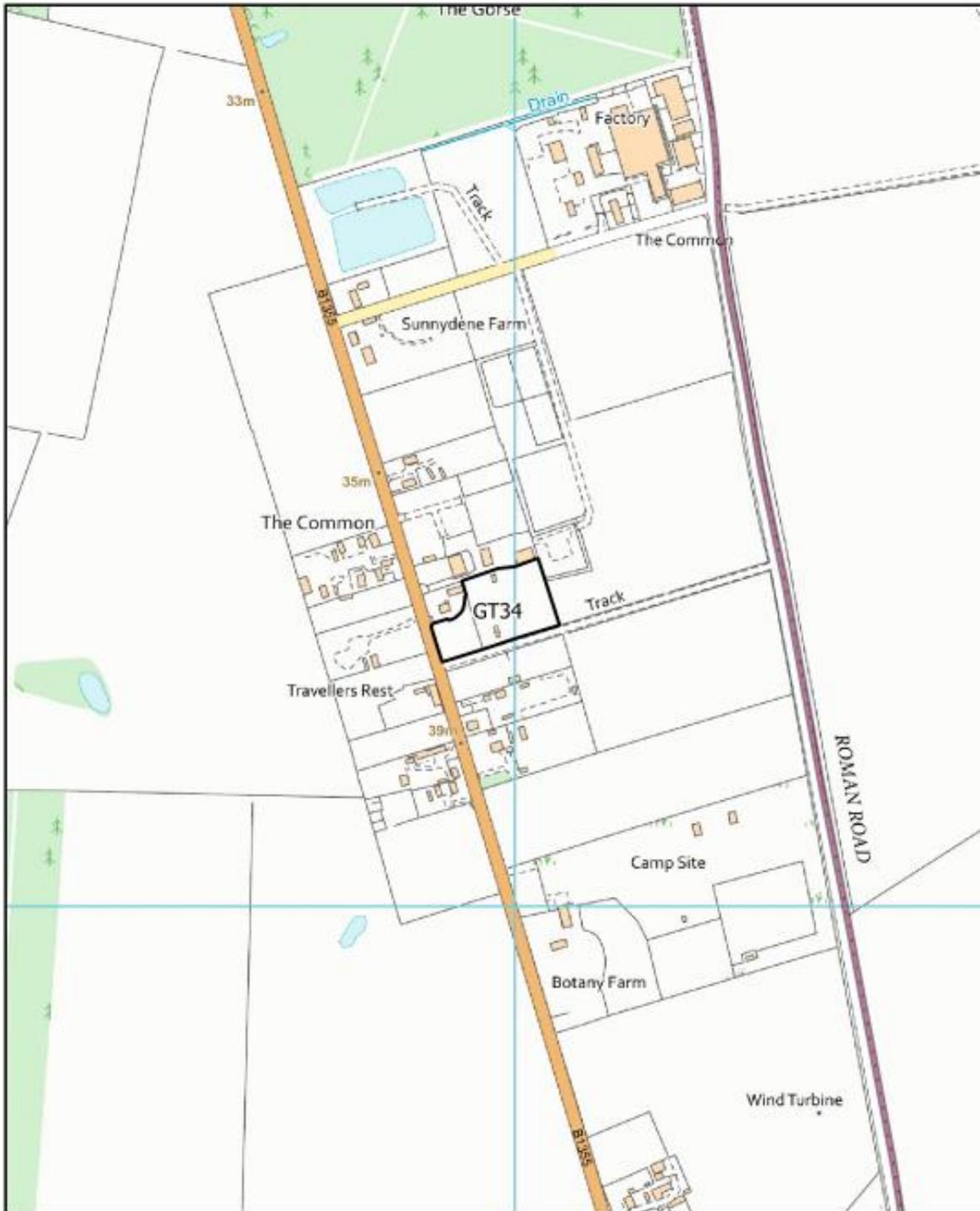
Conclusion

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.

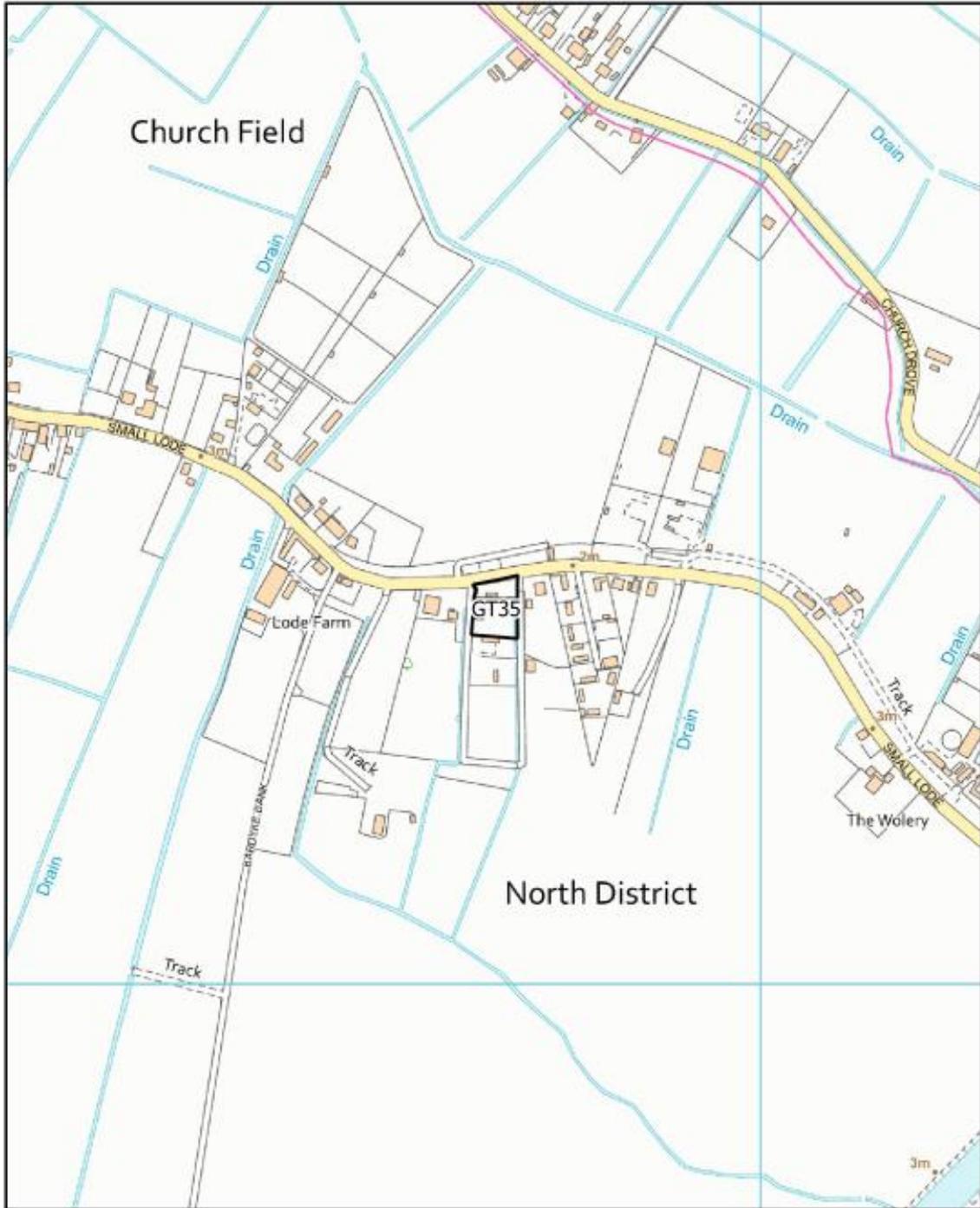
Conclusion

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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GT35



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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.

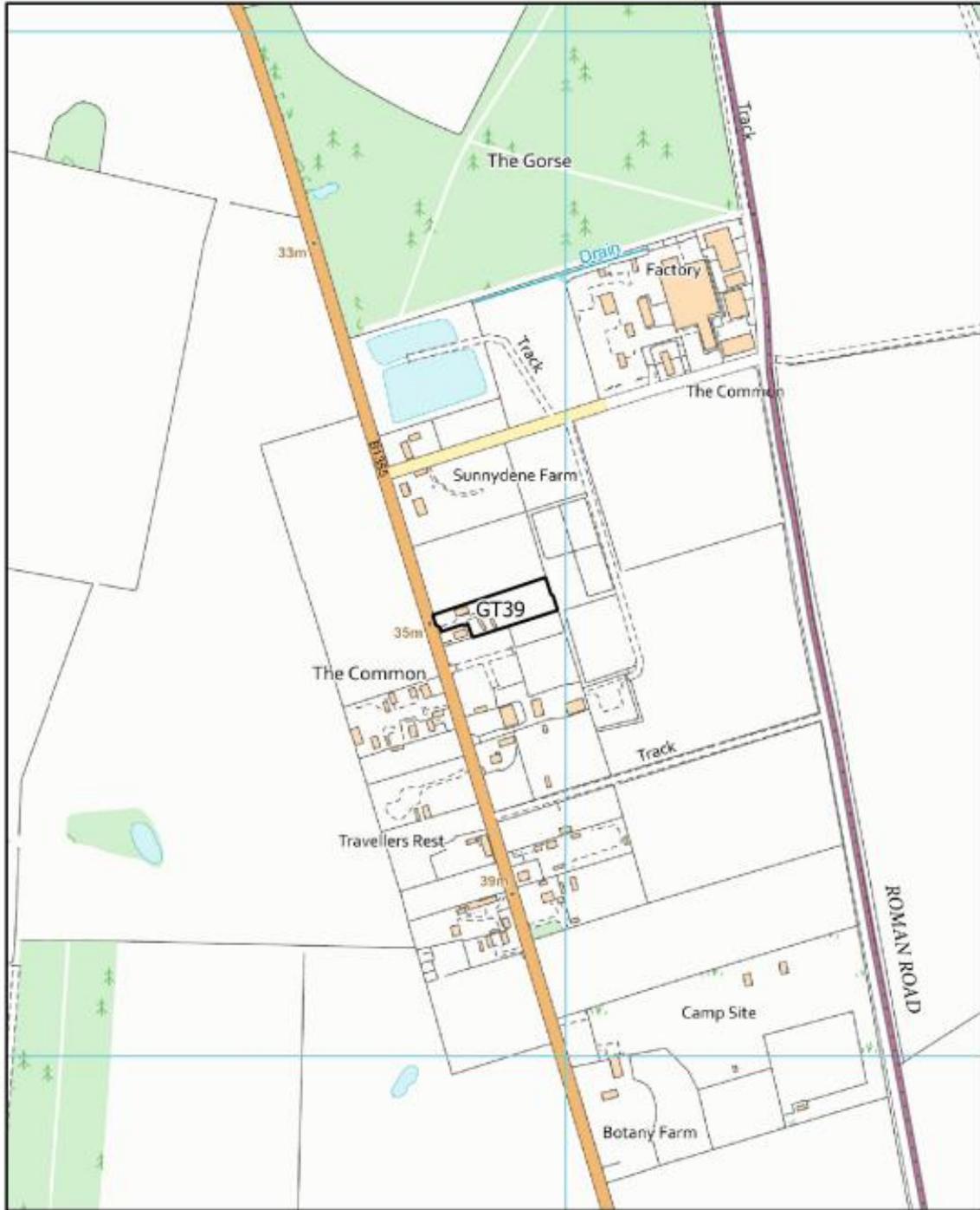
Conclusion

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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GT39



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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	The site is located within the SPA buffer
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

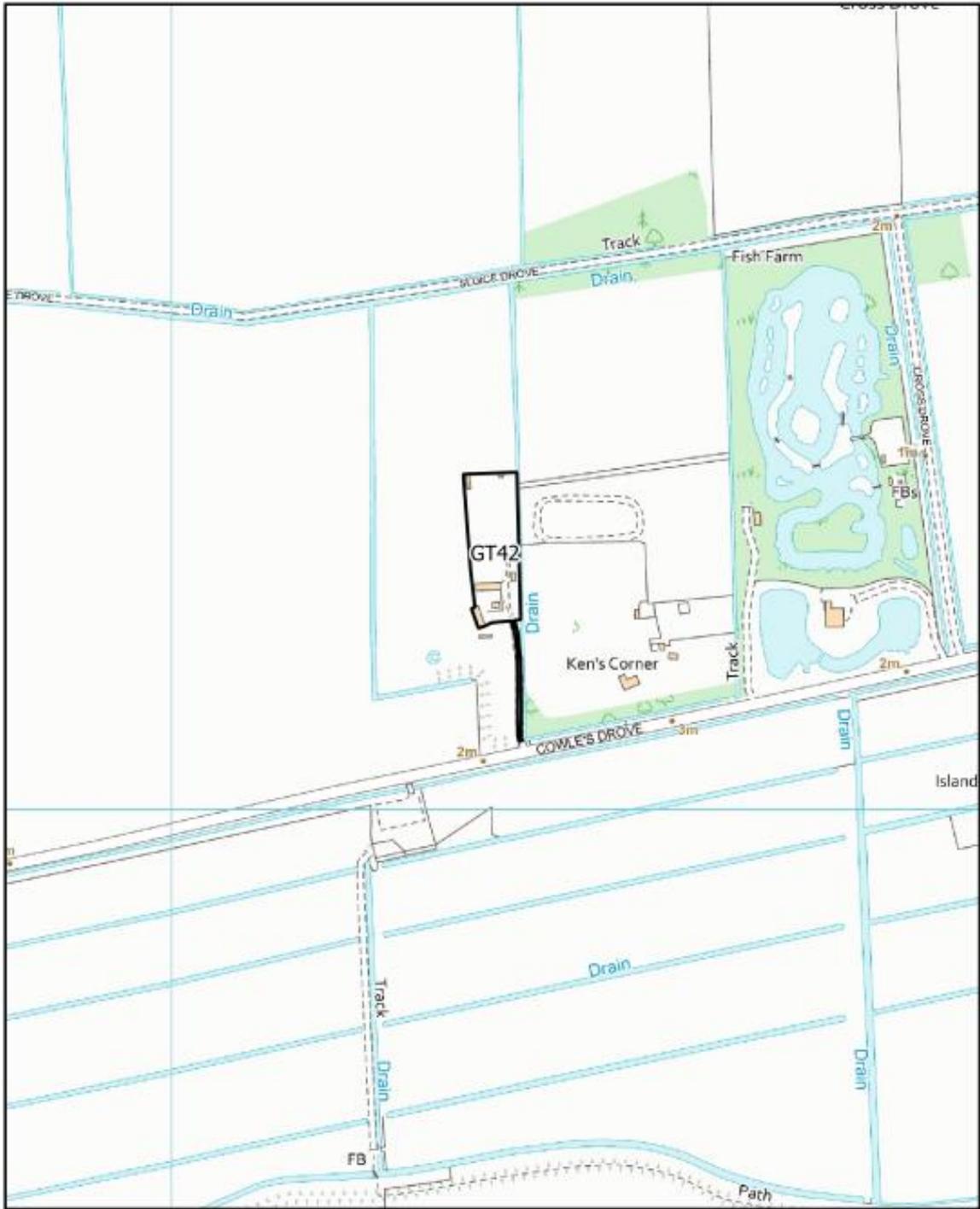
The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity 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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GT42



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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.

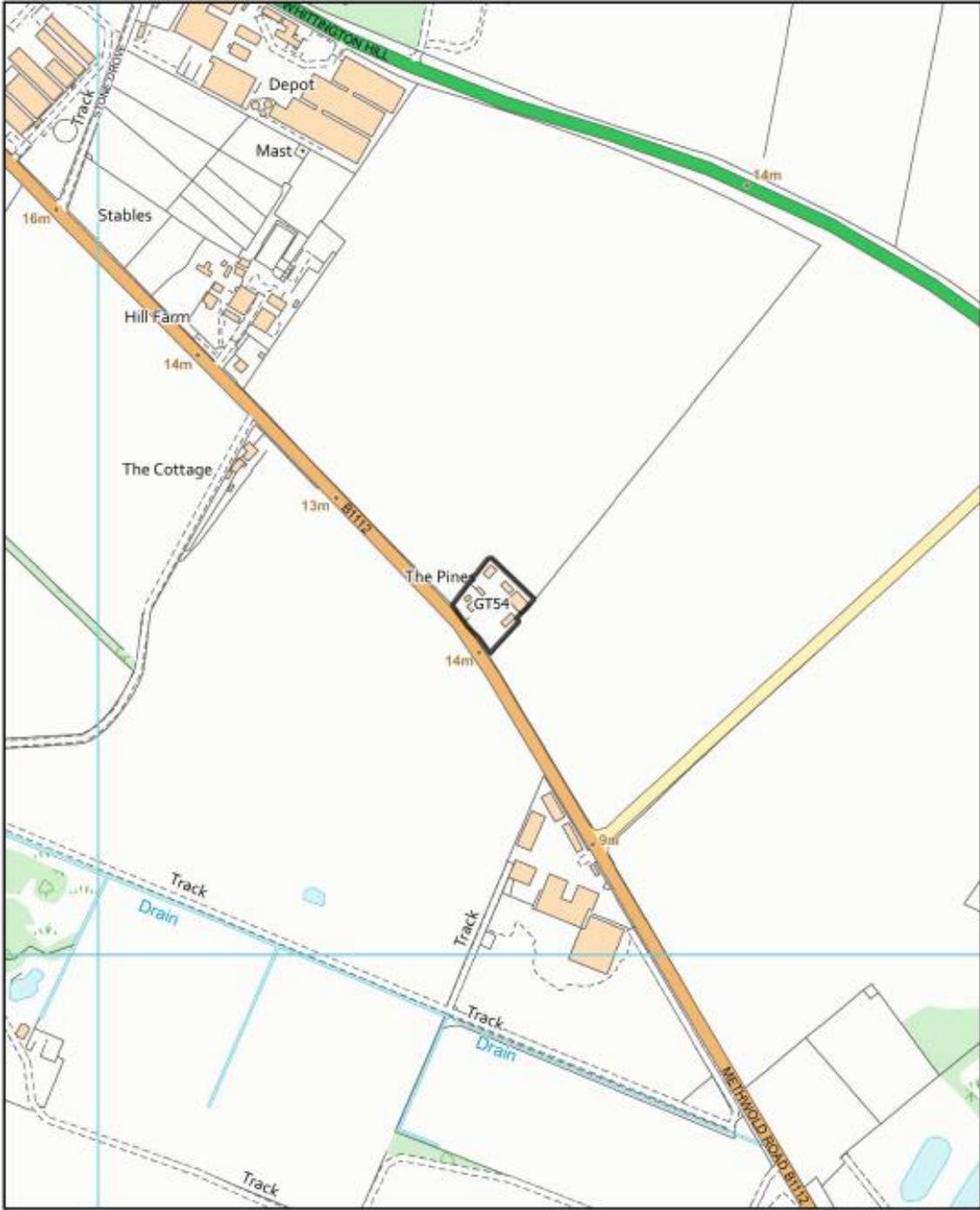
Conclusion

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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GT54



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28/07/23

GT55 Land at Victoria Barns, Basin Road, Outwell

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

Is the site suitable?	The site is potentially suitable
Suitability Comments?	The site has 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 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	No Neighbouring or adjoining land use constraints identified.

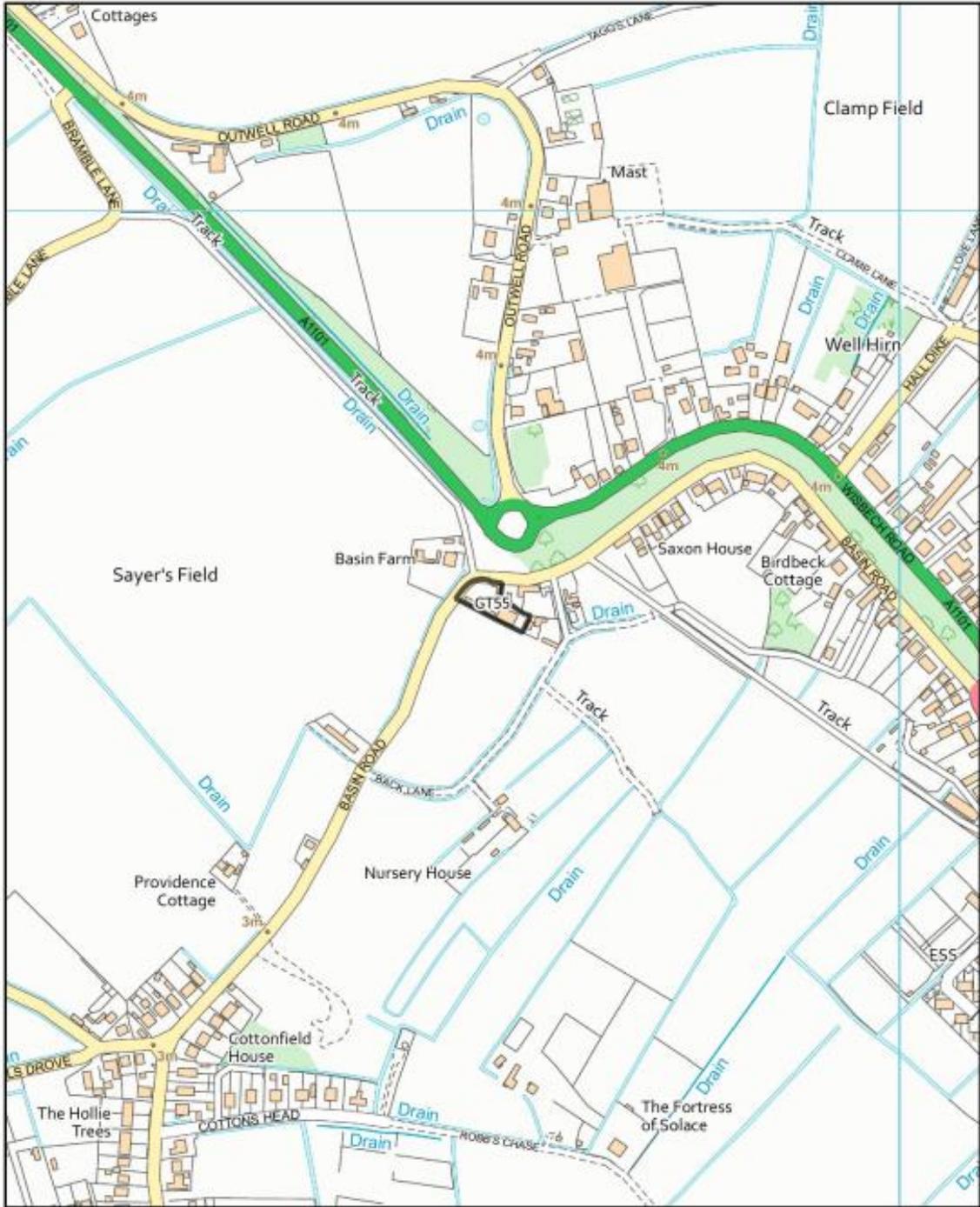
Conclusion

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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28/07/23

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

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

Is the site suitable?	The site is potentially suitable
Suitability Comments?	
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	<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 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.

Constraint	Comment
Open Space / Green Infrastructure	No known issues. The site is not located on an identified open space
Transport and Roads	No off-carriageway walking/cycling available but low traffic volumes likely & wide verges available.
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

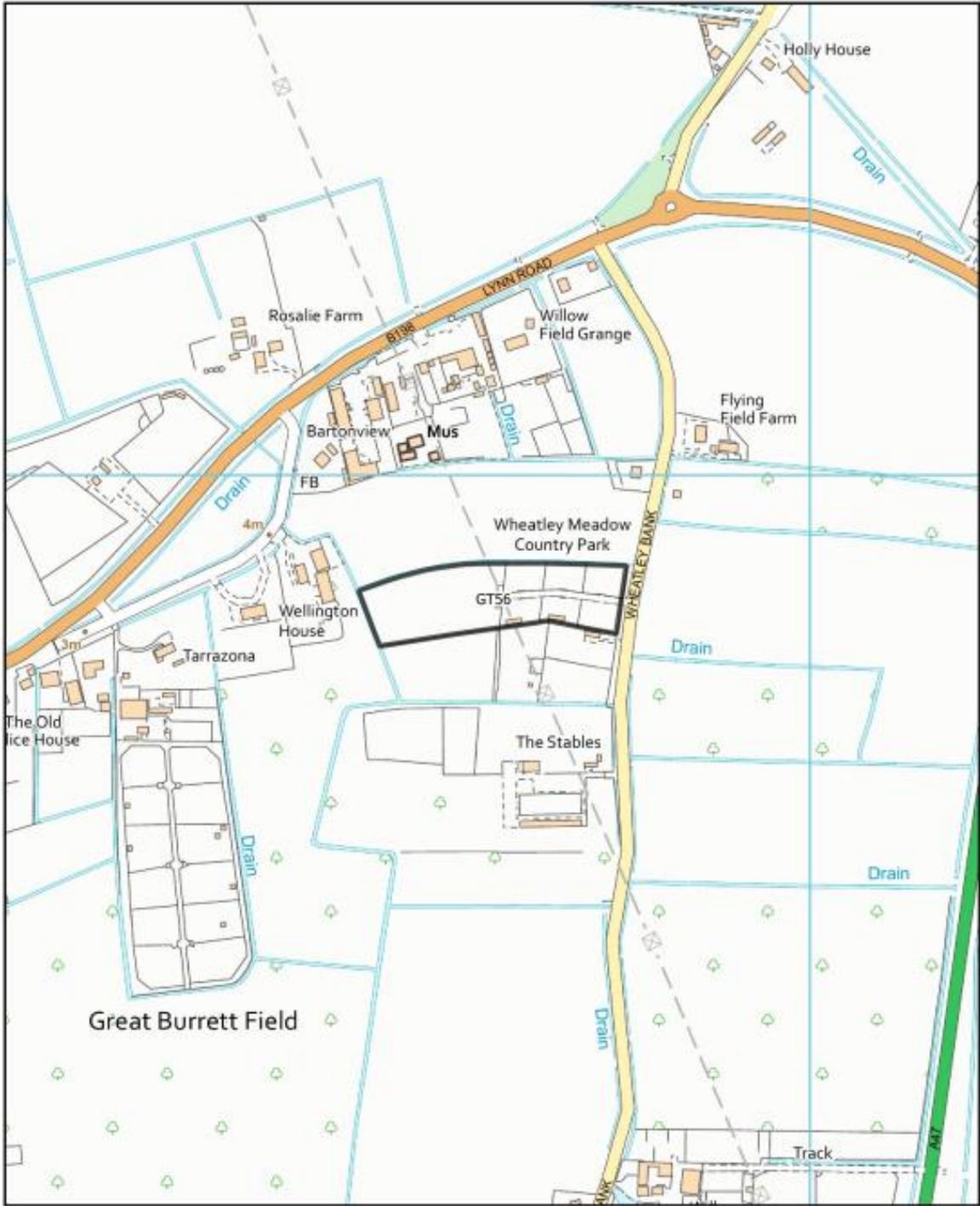
The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity to established flood defences. 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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28/07/23

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.

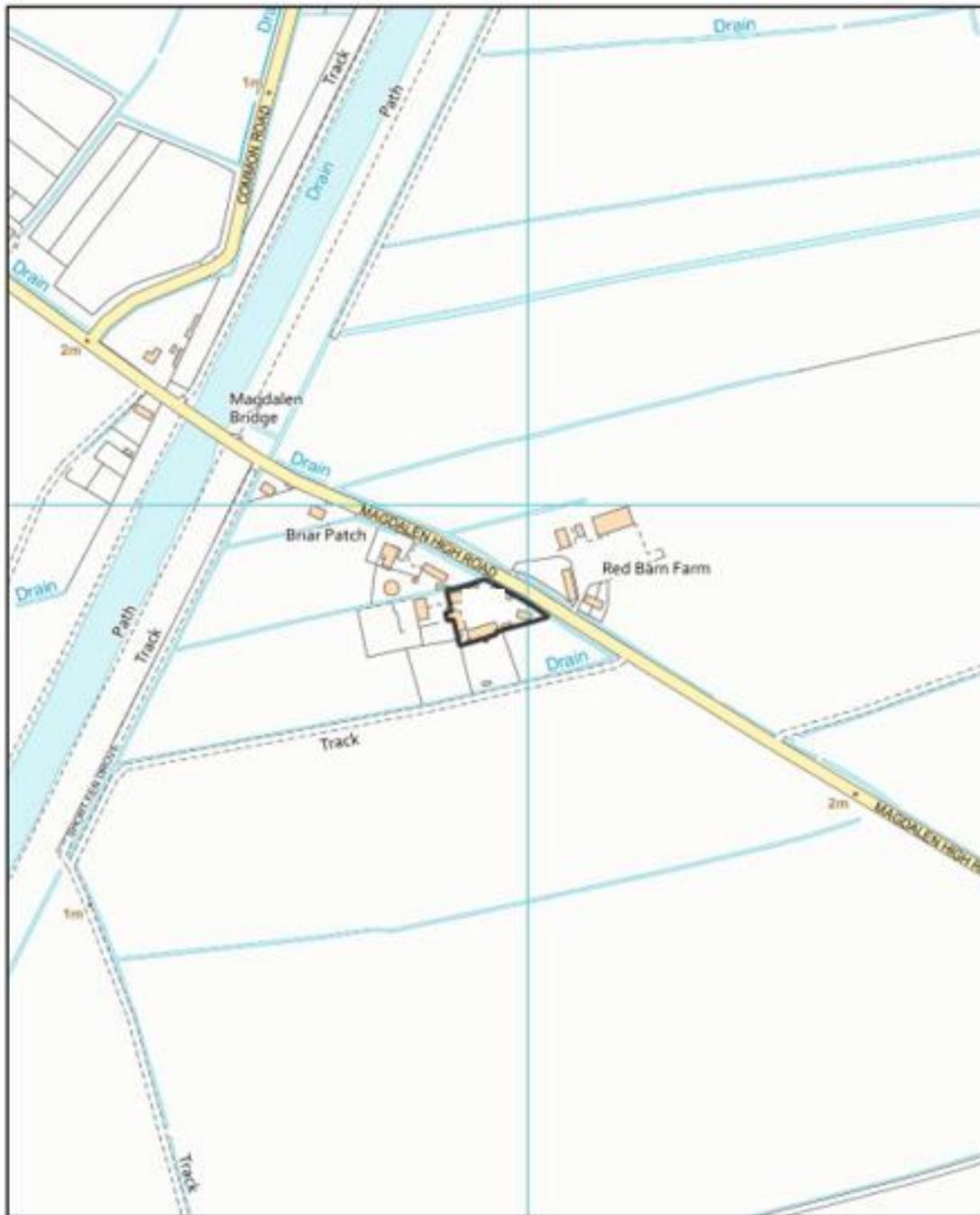
Conclusion

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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28/07/23

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.

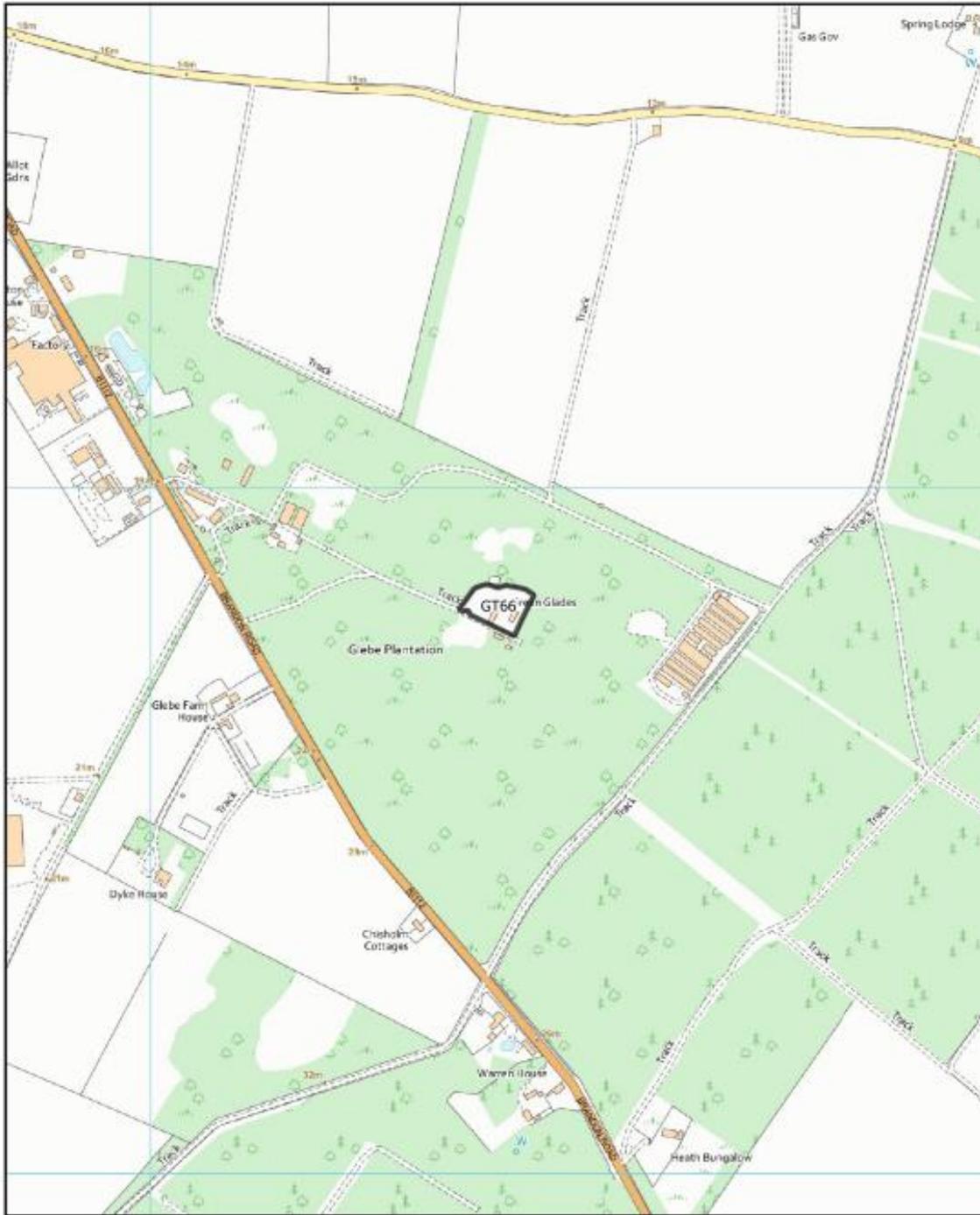
Conclusion

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

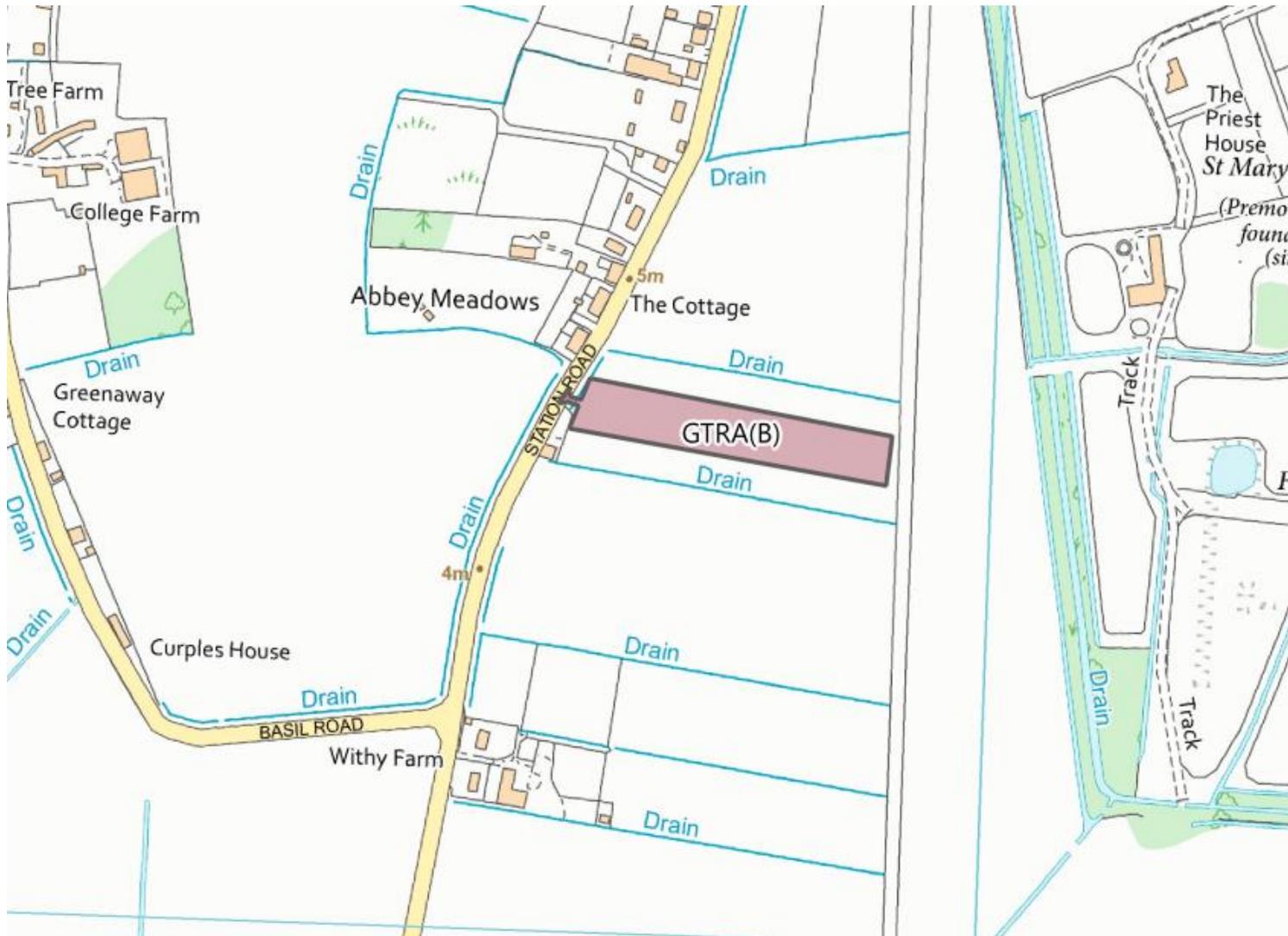
Constraint	Comment
Access to Site	The site could achieve a suitable access once vegetation is cleared.
Accessibility to Local Services and Facilities	No core services within 800m/10 minutes walking distance.
Utilities Capacity Utilities Infrastructure	No information has been supplied with respect to 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 Manger. 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>
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 a public open space.
Transport and Roads	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
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 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

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

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

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	<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.

Constraint	Comment
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 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.

Constraint	Comment
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

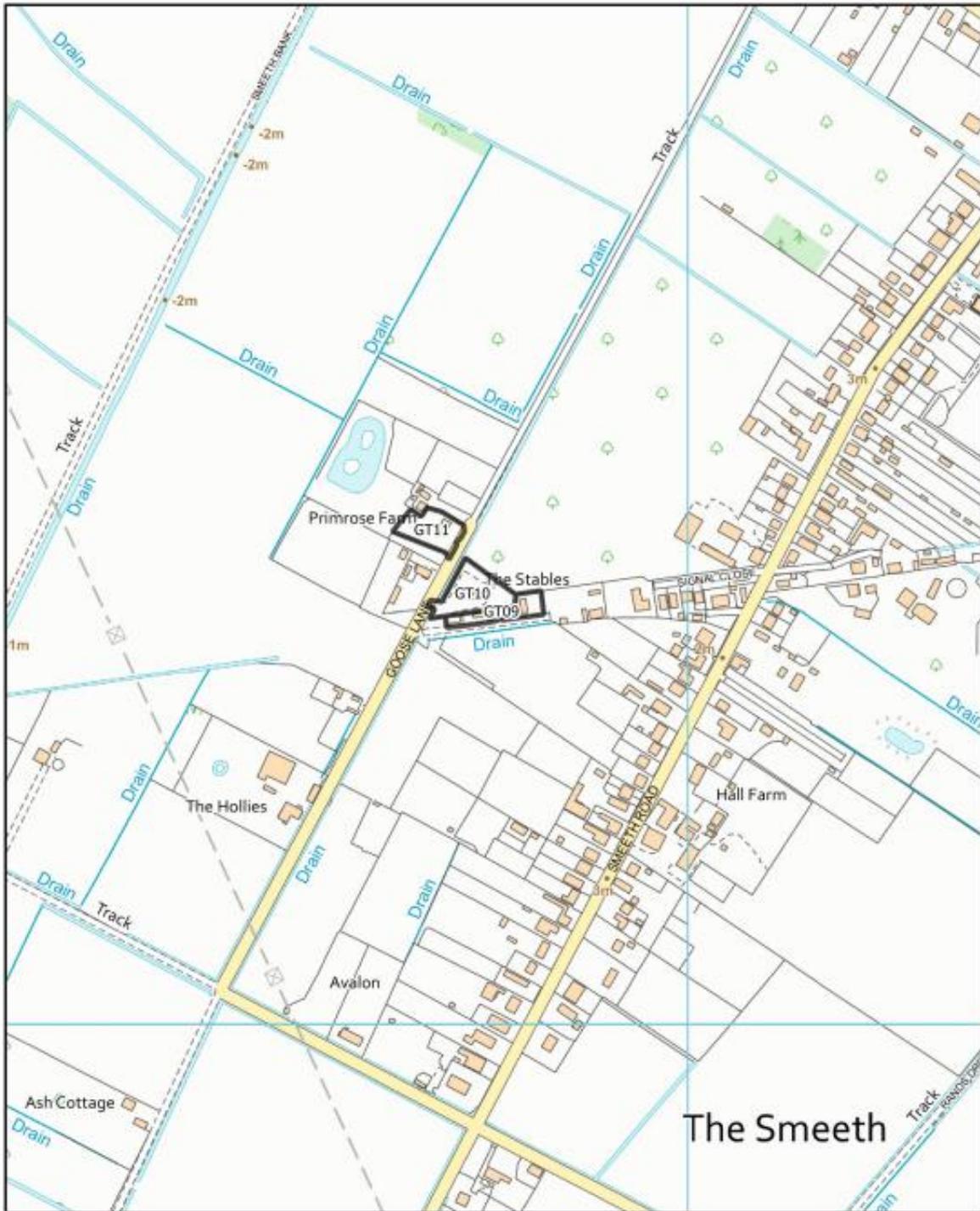
The site has some identified constraints. These include the risk from flooding, highways and its impact on local character and landscape. To investigate these constraints further, the Council commissioned a Strategic Flood Risk Assessment which looked at the sites risk in terms of depth and proximity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

Constraint	Comment
Infrastructure	
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 mitigated.

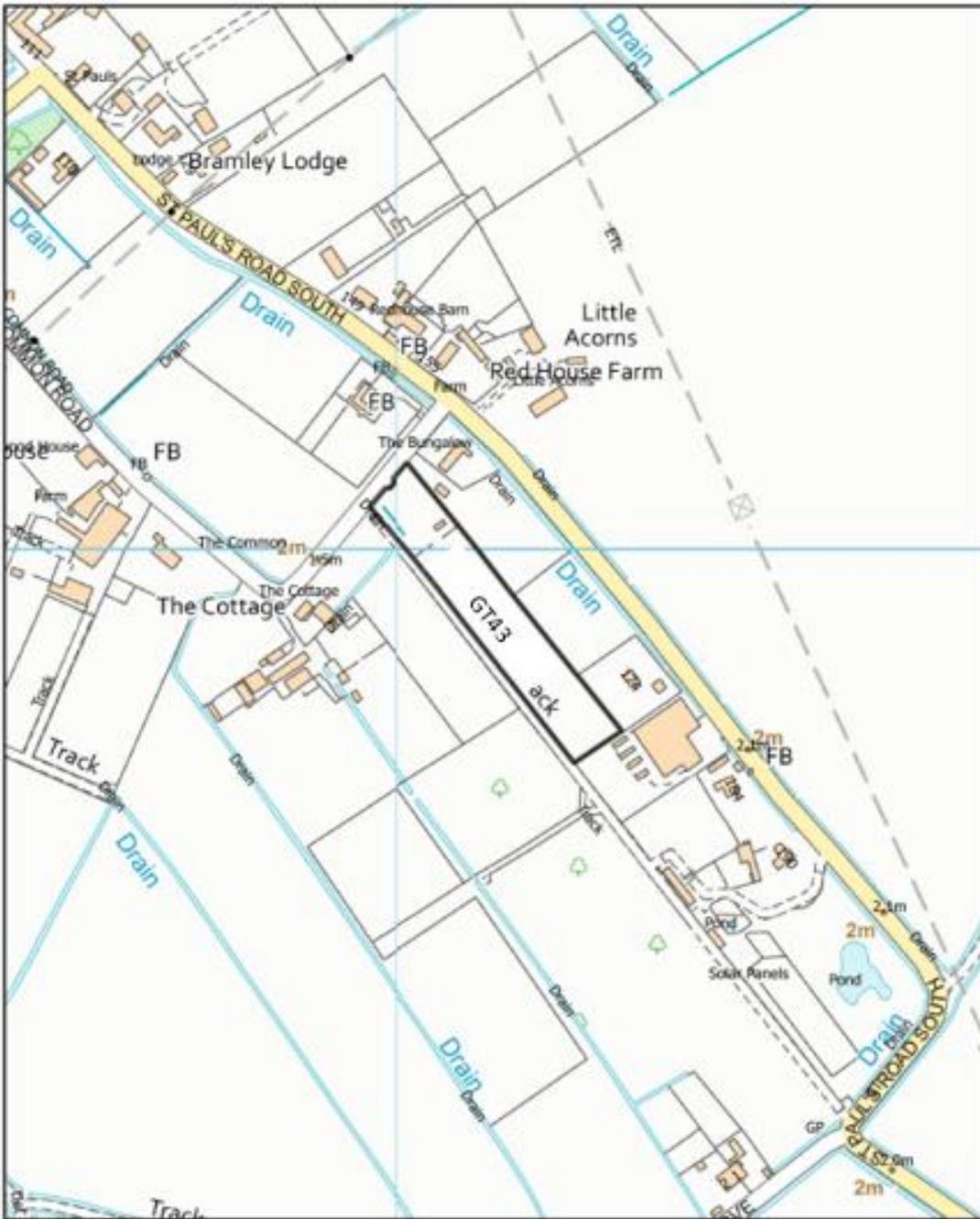
Conclusion

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

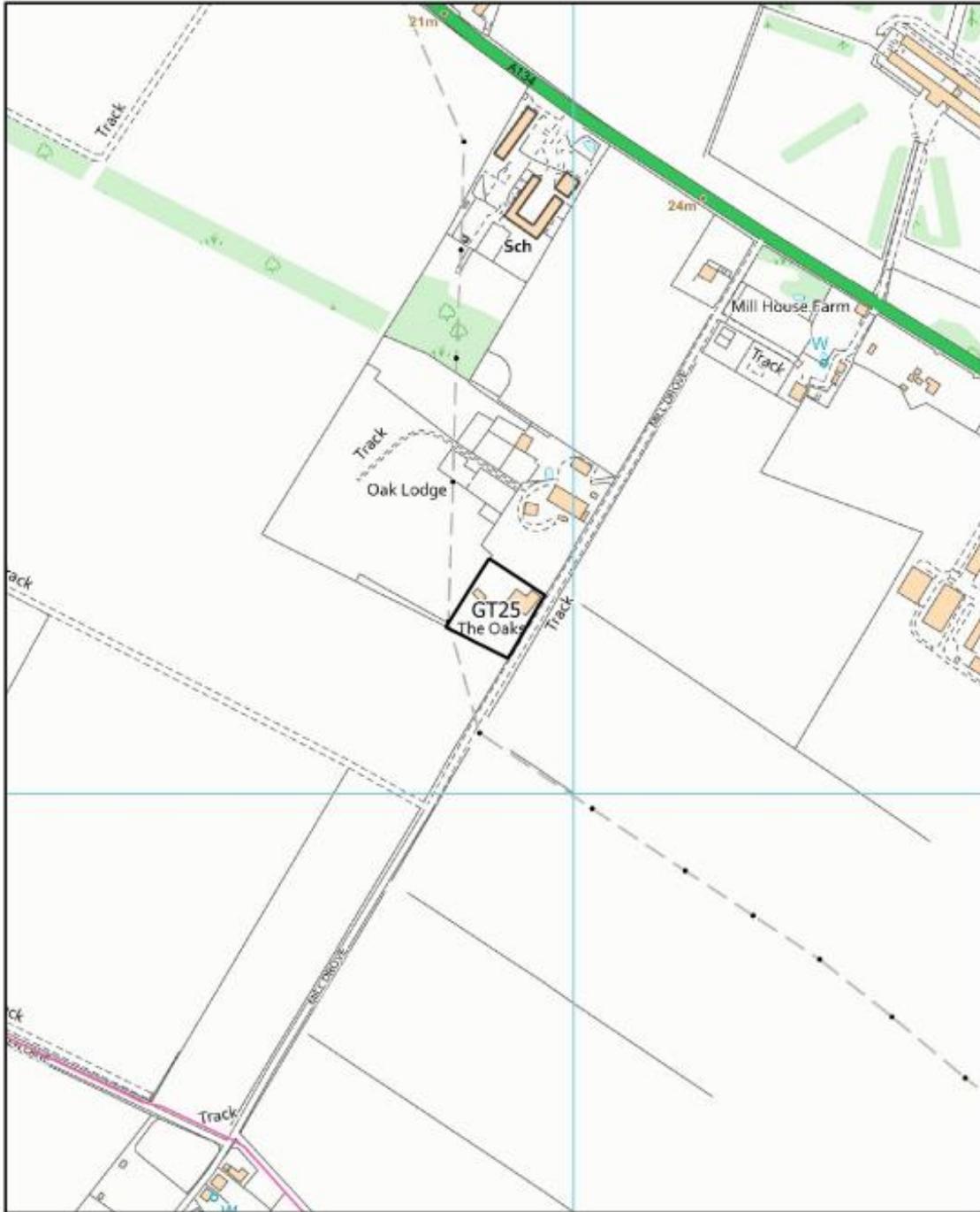
GT25 Land at the Oaks, Northwold

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
Neighbouring/ Adjoining Uses	
Conclusion	
<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

Site Name/Settlement	Redgate Farm, Magdalen Road, Tilney St Lawrence Travelling Showpeople	Site Reference	GT62
Site Capacity	Some remaining capacity	Site Area (Ha)	0.24
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	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 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.

Constraint	Comment
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.

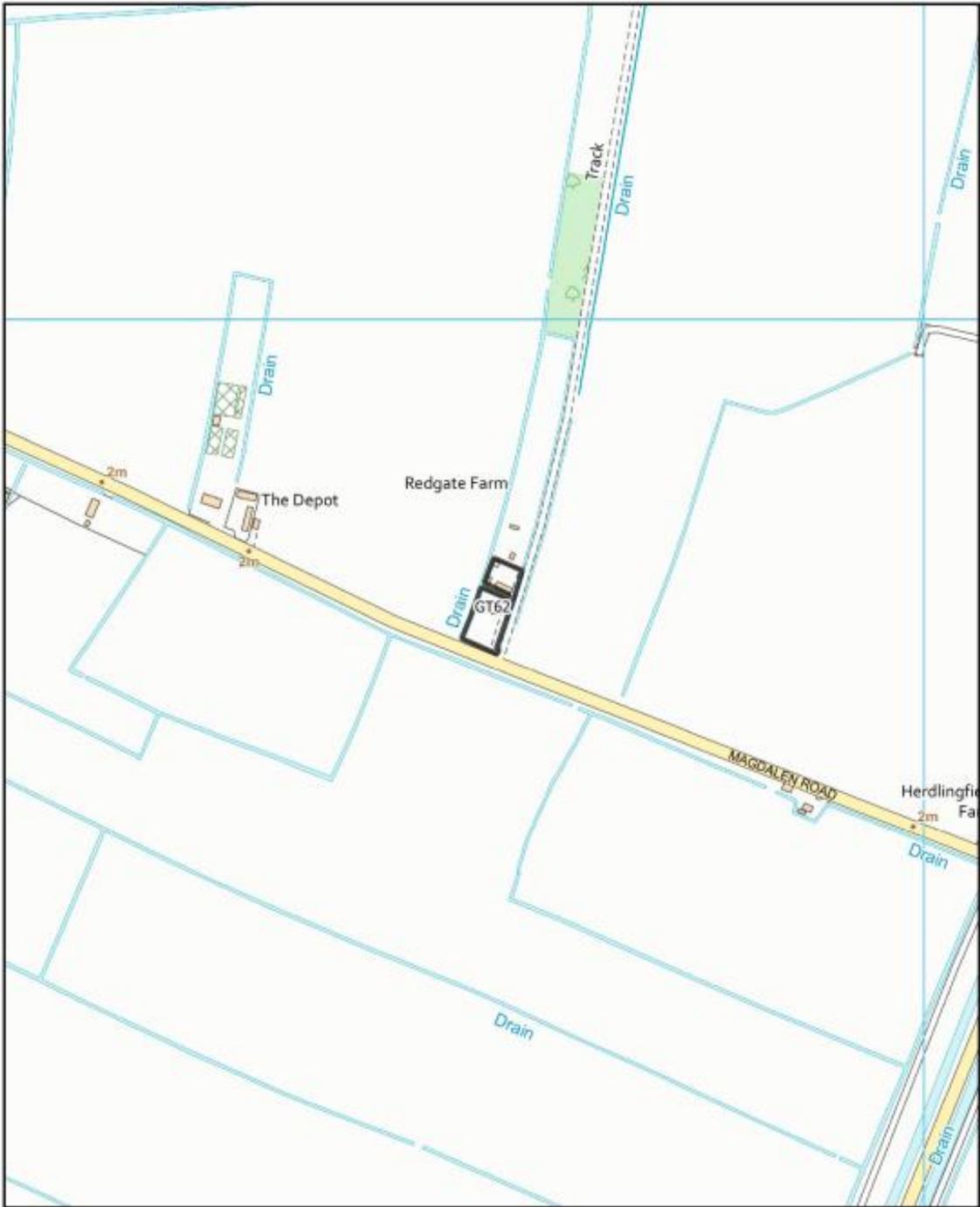
Conclusion

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. 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

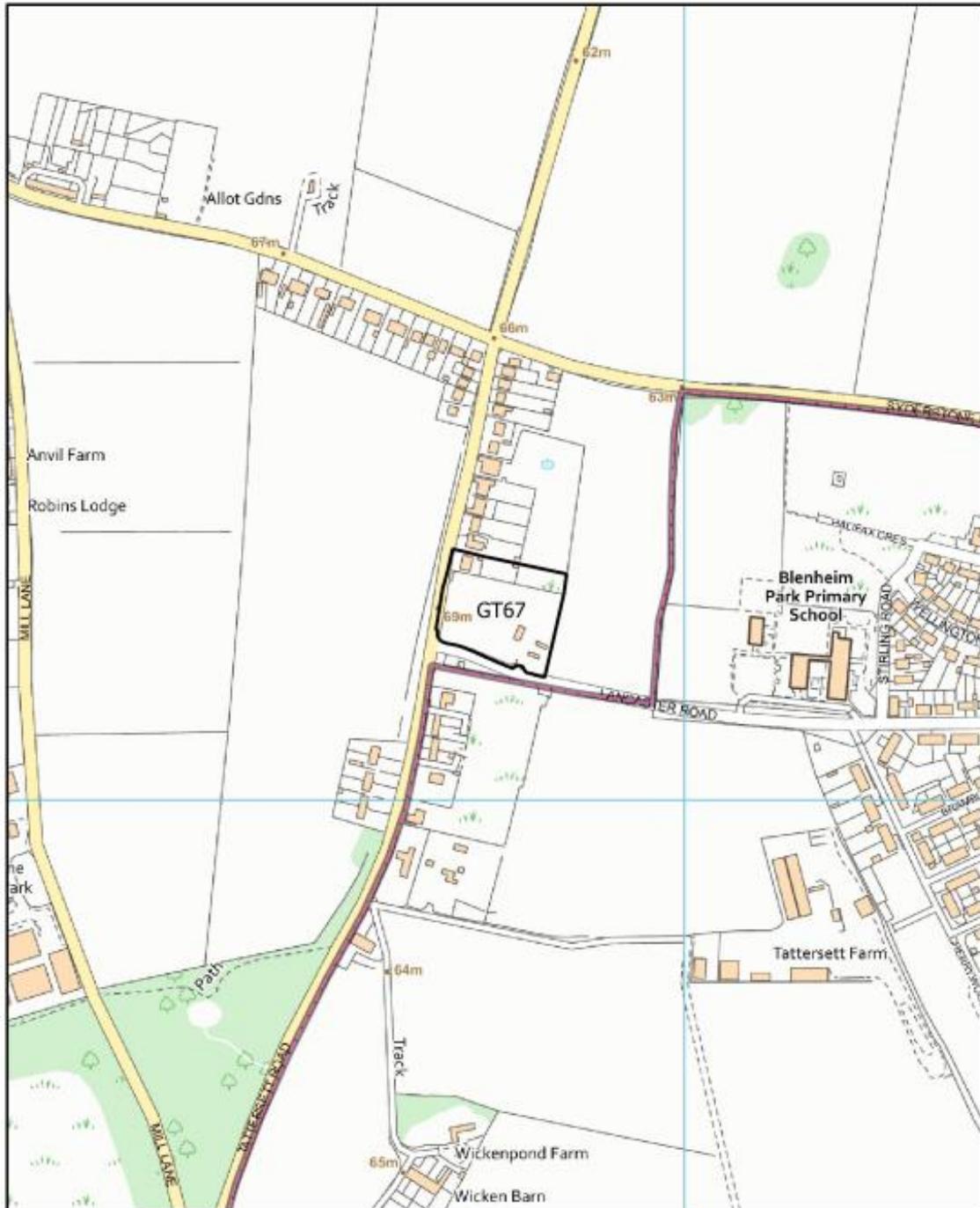
Conclusion

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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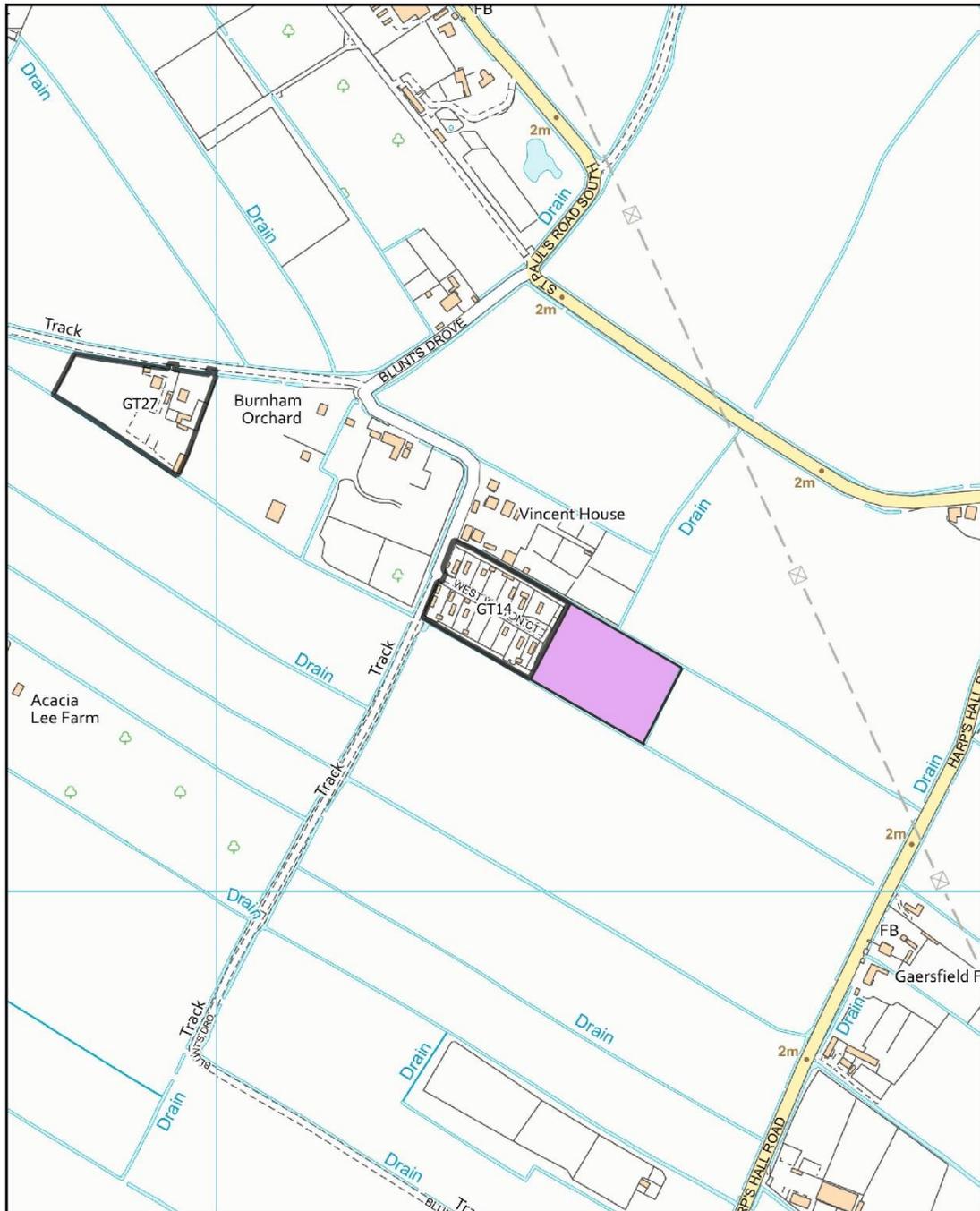
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Potential Broad Locations for Growth

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

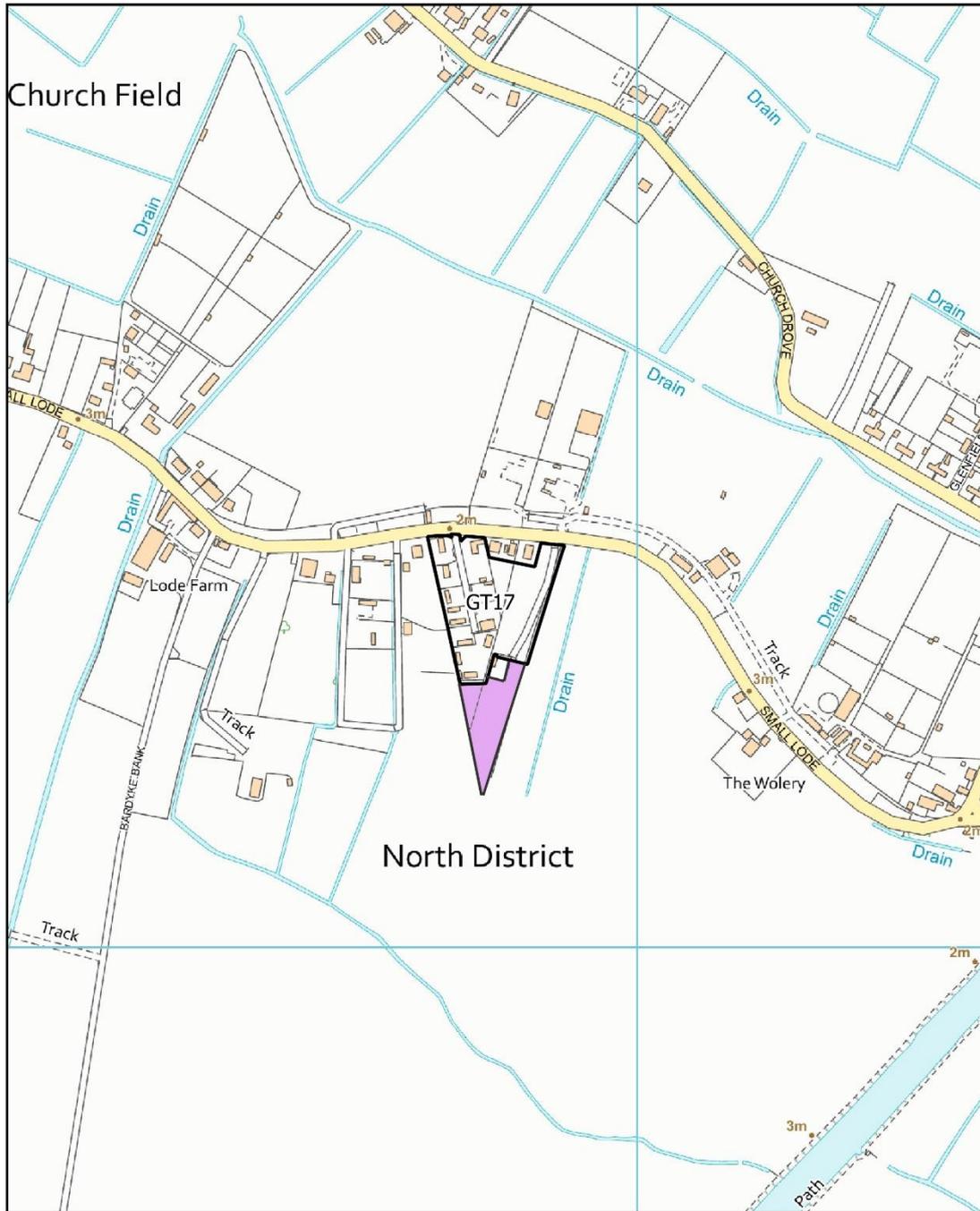


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Proposed extension to GT17 (purple highlighted area)



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GT17

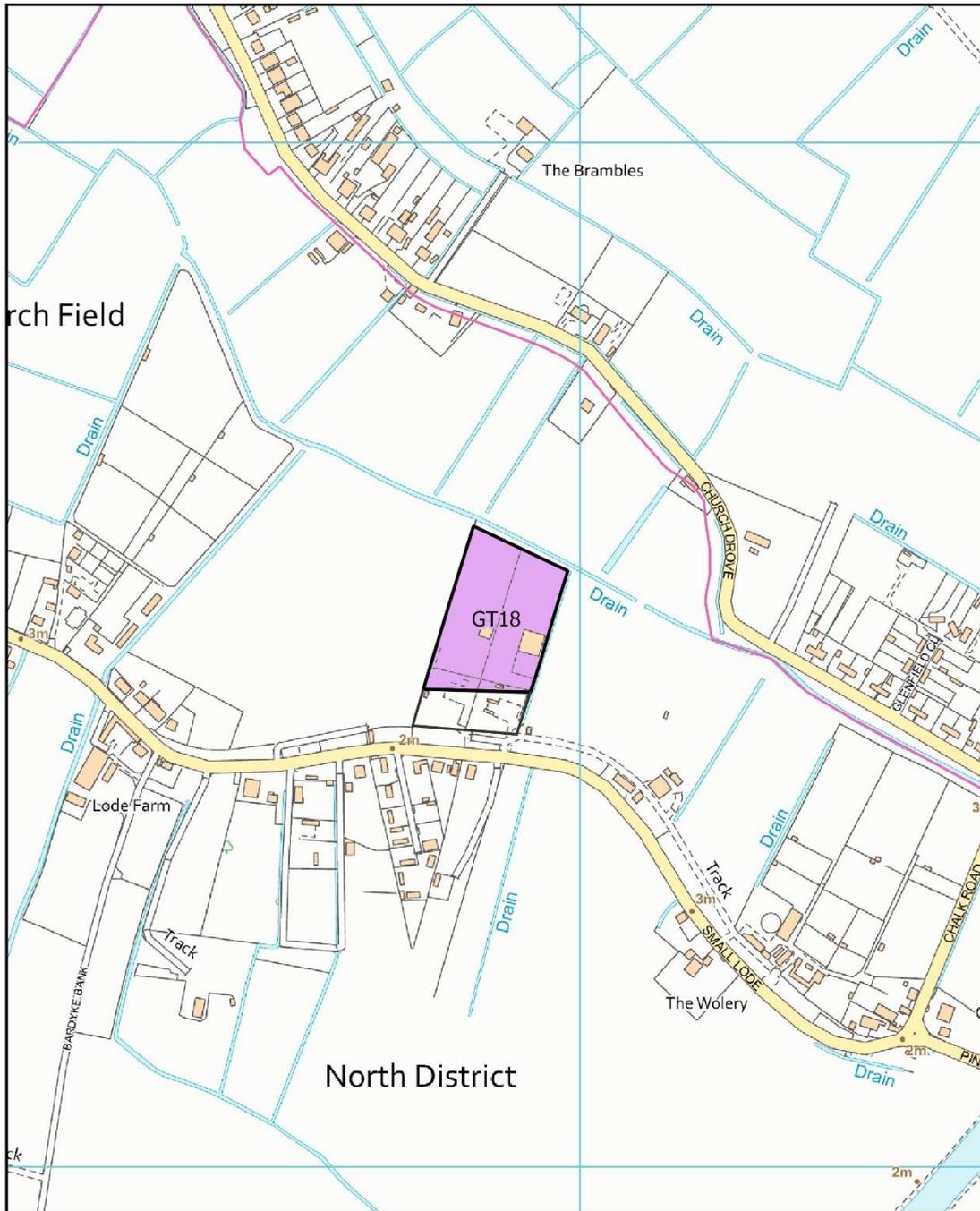


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Proposed extension to GT18, Small Lode, Upwell (purple highlighted area)



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GT18

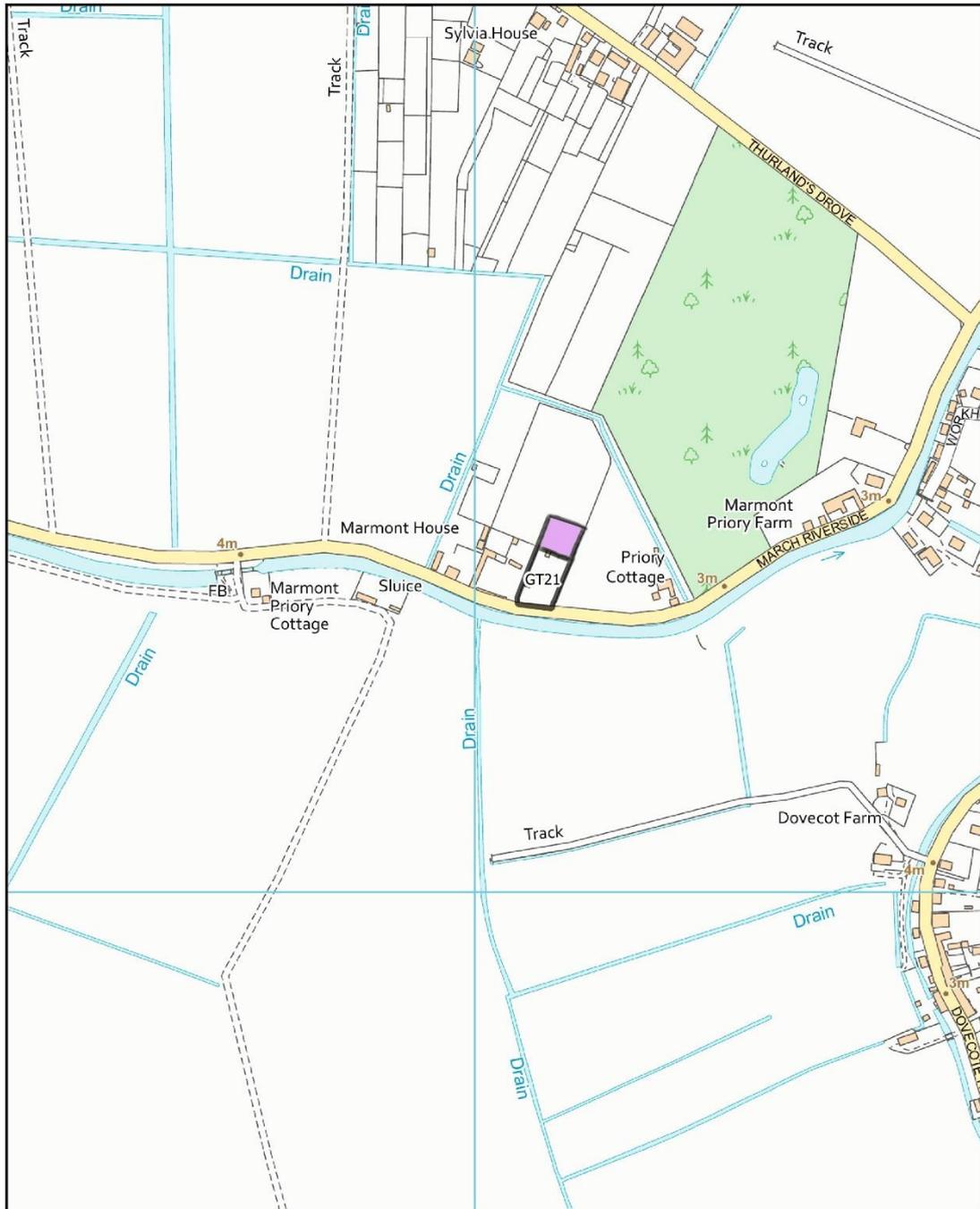


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Proposed extension to GT21 (purple highlighted area)



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GT21

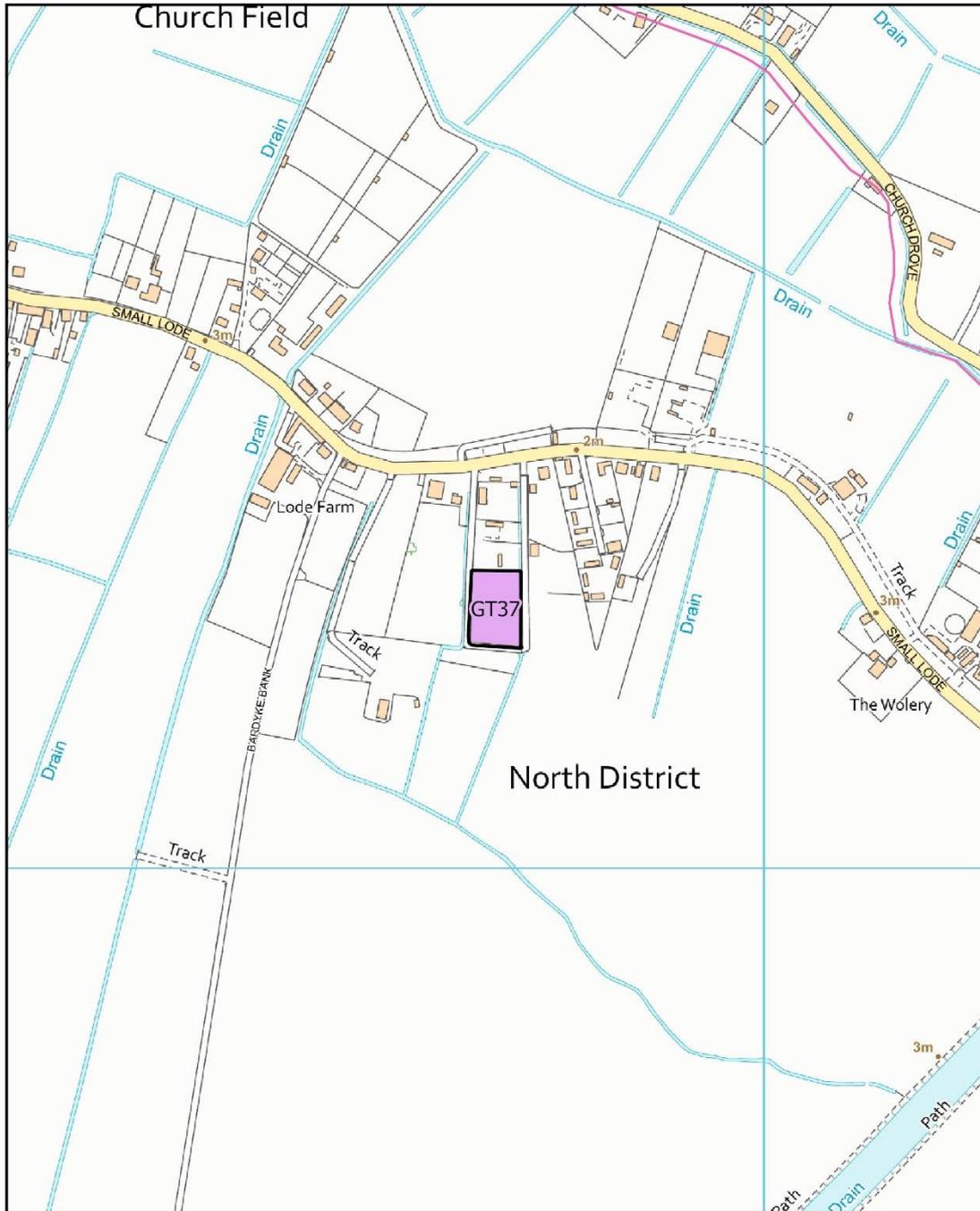


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Land at GT37, Small Lode, Upwell (purple highlighted area)



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GT37

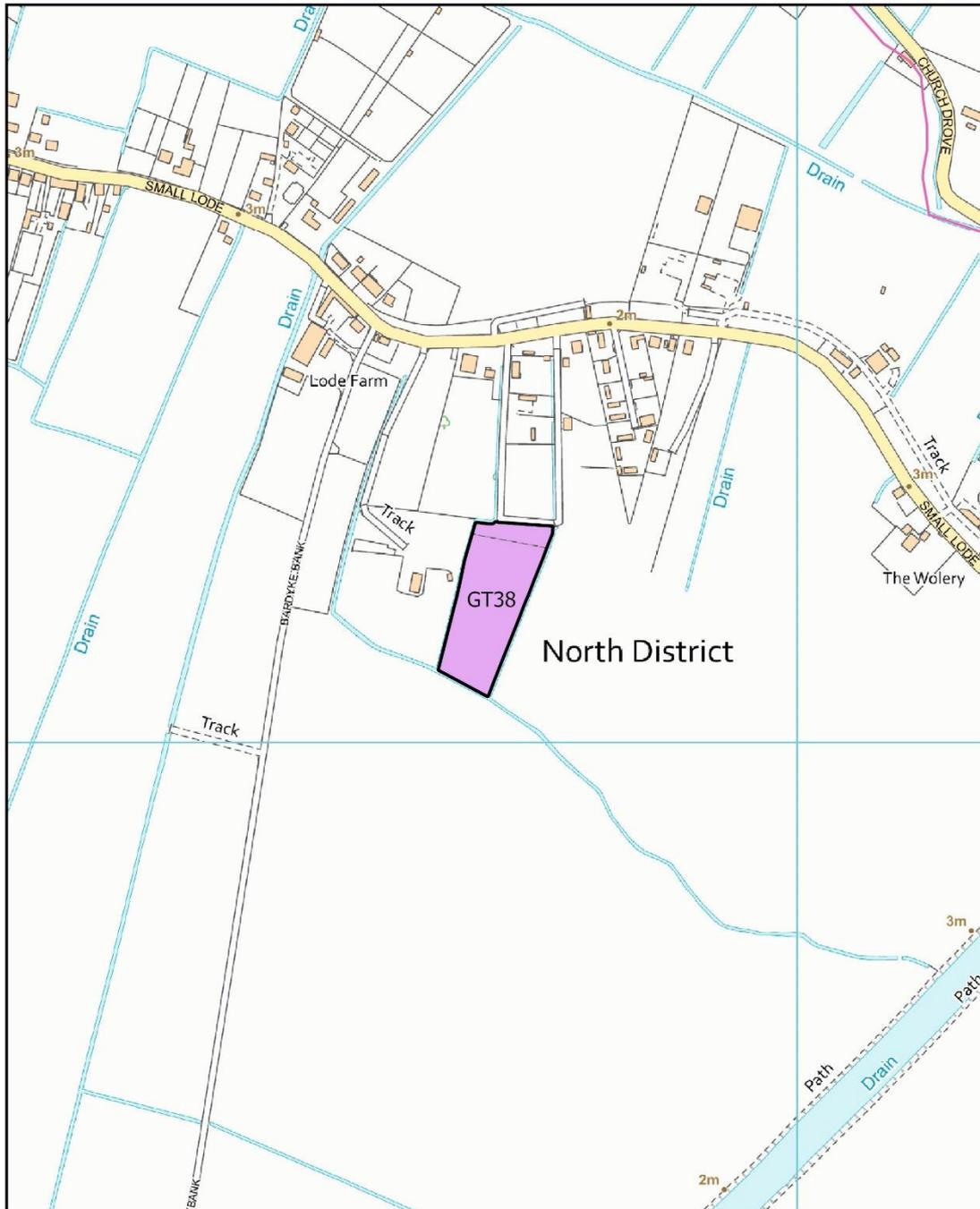


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Land at GT38, Small Lode, Upwell (purple highlighted area)



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GT38

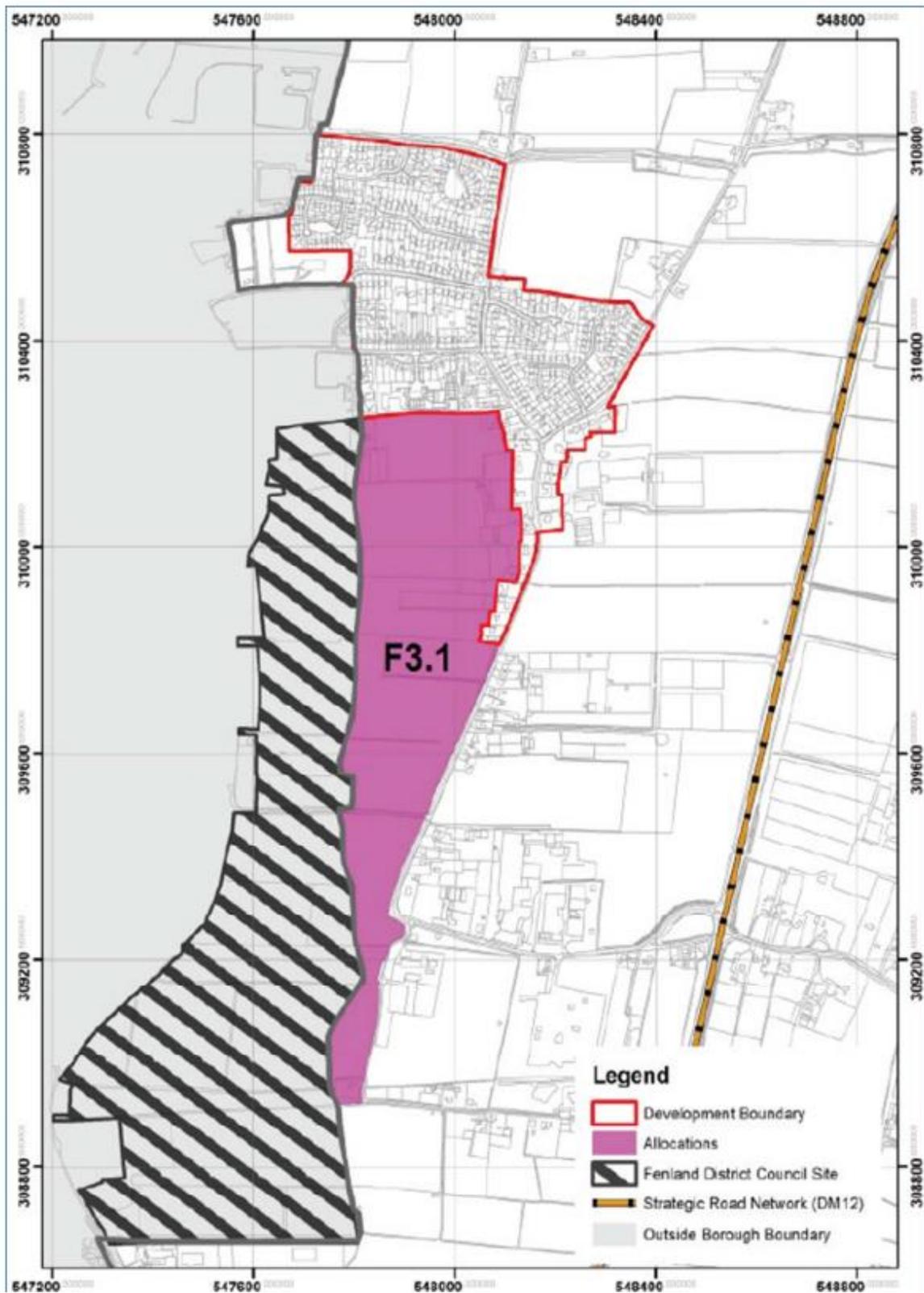


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08/12/2023

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

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) if you have any further queries.

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

Borough Council of
King's Lynn &
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Frequently Asked Questions (FAQs)

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).

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.

REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2023/2024

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
22nd June 2023	Appointment of Vice Chair for the Municipal Year	Operational		
	Appointments to Task Groups and Informal Working Groups	Operational		
	Update on the Town Investment Plan and Town Deal Projects			
	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
25th July 2023	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Cabinet Report – West Winch Collaboration Agreement	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Continuation of the Borough Council as part of the CNC Building Control Partnership	Cabinet Report	Stuart Ashworth	To consider the report and make any appropriate recommendations to Cabinet
	Baxter’s Plain Feasibility Study		Jemma Curtis	To receive information on the Feasibility Study and provide the Panel with the opportunity to comment on the scheme.
	Meeting Times	Operational		
12th September 2023	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Update on the Work of the Tourism Informal Working Group			

	Southgates Regeneration Area Update	Update	Jemma Curtis and officers from NCC	To receive an update.
	EXEMPT - Chairs Discussion Item – Transport Strategy and Long Term Plan – Panel Brainstorming Session	Panel Discussion		Request from the Chair
17th October 2023	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	EXEMPT – Chairs Discussion Item – King’s Lynn Area Transport	Panel Discussion		Request from the Chair
28th November 2023	Update from the Carnegie Library	Panel Member Request	Jemma Curtis and officers from NCC	Request from Councillor Kemp
	EXEMPT - Cabinet Report – Finance Model Proposals for the loan facility for Council Companies	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet. JOINT PANEL ITEM. Members of CPP and E&C to be invited.
	EXEMPT - Cabinet Report – Proposed Business Plans for West Norfolk Property and West Norfolk Housing Company	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet. JOINT PANEL ITEM. Members of CPP and E&C to be invited.
	Cabinet Report – CIL Governance and Spending Document 2024 and Annual Infrastructure Funding List	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet.
10th January 2024	Baxters Plain Final Report		Jemma Curtis	
	Cabinet Report – Local Plan Gypsy and Traveller Preferred Sites Consultation Document	Cabinet Report	Stuart Ashworth	To consider the report and make any appropriate recommendations to

				Cabinet
30th January 2024 – Additional Meeting	Cabinet Report – Florence Fields Tenure Mix	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Lynnsport One	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Acquisition of Homes	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to Cabinet
20th February 2024	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	King’s Lynn Transport Strategy Consultation and Engagement		Jemma Curtis	
	Economic Strategy for West Norfolk		Jemma Curtis	
	Norfolk Wide Local Cycling Walking Infrastructure Plan		Representatives from Norfolk County Council	To receive an update.
16th April 2024	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Car Parking Draft Strategy		Jemma Curtis	
	Cabinet Report - Guildhall RIBA Stage 3 Project Scope		Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet
	Economic Strategy for West Norfolk		Jemma Curtis	

To be scheduled

- Heacham Beach Development opportunities

- Hunstanton Masterplan Update
- Southgates Masterplan – previous update provided in September 2023
- Local Plan Update
- Report of the Tourism Informal Working Group – to go early 2023 following final meeting of the Tourism Informal Working Group – to be scheduled once Action Plan has been drafted.
- Review of Task Groups and Informal Working Groups Terms of Reference:
 - Custom and Self Build Policy Development Task Group
 - Guildhall and Creative Hub Task Group
 - Tourism Informal Working Group
- West Norfolk Economic Development Strategy

FORWARD DECISIONS LIST

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
15 January 2024						
	West Norfolk Shared Prosperity Funding update	Key	Cabinet	Business Asst Director – D Hall		Public
	Polling District Review	Key	Council	Leader Chief Executive		Public
	Council Tax for Second Homes	Key	Council	Leader Exec Dir – Finance		Public
	Appointment of Honorary Aldermen	Non	Council	Chief Executive Leader		Public
191	Housing Options Officer post	Non	Cabinet	People and Communities Asst Dir D Hall		Public
	Whistleblowing Policy	Non	Council	Leader Assistant Director – A Baker		Public
	Local Plan Gypsy & Traveller Preferred Sites Consultation Document	Key	Cabinet	Development and Regeneration Asst Dir S Ashworth		Public
	Council Companies Funding	Key	Council	Business Assistant Dir D Ousby		Part public and part Private - Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Designation of Village Green – South Lynn	Non	Cabinet	Property and Corporate Services – or Development and Regeneration?		Public

				Exec Director		
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Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
6 February 2024						
	Empty Homes Strategy Review	Key	Council	People and Communities Asst Dir M Whitmore		Public
19 ²	King's Lynn Town Football Club	Non	Cabinet	Property Asst Dir – M Henry		Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Florence Fields – Tenure Mix	Non	Council	Deputy Leader Assistant Director – D Ousby		Part Public and part Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Lynnsport One	Key	Council	Regeneration & Development Asst Dir Companies & Housing Delivery – D Ousby		Public
	Acquisition of Homes	Non	Cabinet	Regeneration and Development Assistant Director – D Hall		Part Public and part Private- Contains exempt Information under para 3 – information

						relating to the business affairs of any person (including the authority)
	Indemnity for Councillors and Officers on outside bodies	Non	Cabinet	Leader Monitoring Officer		Public
	Anti-Fraud & Anti-Corruption Policy	Non	Cabinet	Finance Asst Director – M Drewery		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
7 February 2024 (Budget related items only)						
	Capital Programme	Key	Council	Finance Asst Director – Resources		Public
	Budget 2024/25	Key	Council	Finance Asst Director – Resources		Public
	Treasury Management Strategy/ Investment Strategy	Key	Council	Finance Asst Director – Resources		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
5 March 2024						
	Review of Outside Bodies	Non	Cabinet and Council	Leader		Public

	Peer Review Challenge Action Plan	Non	Council	Leader Chief Executive		Public
	Data Protection Policy Review	Non	Council	Leader Monitoring Officer		Public
	Article 4 Direction	Non	Cabinet	Regeneration and Development Assistant Director – S Ashworth		Public
	KLACC – Area Committee Status	Non	Council	Leader Monitoring Officer		Public
	Redundancy Policy	Non	Council	Leader Exec Dir – D Gates		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
11 April 2024 Special Meeting						
194	Local Plan Gypsy and Traveller Preferred Sites	Key	Council	Development and Regeneration Asst Dir S Ashworth	Local Plan Task Group mins and Agendas	Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
23 April 2024						

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
11 June 2024						

	St George's Guildhall RIBA Stage 3 and project scope	Key	Cabinet	Regeneration & Development Asst Dir		Public
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Items to be scheduled

	Notice of Motion 7-21 – Councillor Kemp – Equalities	Non	Council	People & Communities Asst Dir B Box		Public
	Procurement Strategy	Non	Cabinet	Finance Asst Dir – D Ousby		Public
	Review of Planning Scheme of Delegation (summer 23)	Non	Council	Development and Regeneration Asst Dir – S Ashworth		Public
	Custom and Self Build Site – Stoke Ferry	Non	Cabinet	Regeneration and Development Assistant Director - D Hall		Public
	Southend Road Hunstanton	Key	Cabinet	Regeneration & Development Asst Dir – D Ousby		Public
195	Overnight Campervan parking in Hunstanton	Non	Cabinet	Leader Asst Director – M Chisholm		Public
	Pay Award 2024	Key	Cabinet	Leader		Public