

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



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

**Gypsy and Travellers and Travelling
Showpeople Proposed Site Allocations and
Policy Consultation**

April 2024

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1. Scope of this document

- 1.1. This document follows the previous Potential Sites and Policy Consultation and identifies those sites that the Council are proposing to allocate to accommodate the needs for the Gypsy and Traveller Community.
- 1.2. 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 for the first five-years of the Local Plan period to 2027. The documents seek to achieve this through a combination of ways:
 - Identifying those sites appropriate for accommodating the required Gypsy and Traveller and Travelling Showpeople need; and
 - Planning policies to help manage future development for Gypsy and Traveller use over the plan period.
- 1.3. We are seeking your views on the following:
 - The proposed sites/yards proposed as allocations to accommodate the five-year needs; and
 - The proposed planning policies and site-specific policies designed to manage new Gypsy and Travellers and Travelling Showpeople developments in the future.
- 1.4. Full details of how to respond to the forthcoming consultation (10 May – 21 June 2024) are available in Section 8 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. Most sites are privately owned family sites with close and extended family members. Much 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 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. Permanent Accommodation Requirements

- 3.1. 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.
- 3.2. 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.
- 3.3. Since the publication of the Gypsy and Traveller Accommodation Assessment (GTAA), decisions on recent planning appeals and permissions has resulted in the number of pitches required over the plan period and within the first 5-years being reduced from 102 to 95 and 76 to 69 respectively.

Gypsy and Traveller Accommodation Requirements to 2039

Year Period	Dates	Need
0-5	2023-2027	69
6-10	2028-2032	10
11-15	2033-2037	11
16-17	2038-2039	5
0-17		95

- 3.4. The needs assessment identified a requirement for 3 plots in the first 5-years for Travelling Showpeople.

Gypsy Traveller and Travelling Showpeople Accommodation Requirements to 2039

Year Period	Dates	Need
0-5	2023-2027	3
6-10	2028-2032	0
11-15	2033-2037	1
16-17	2038-2039	0
0-17		4

4. Proposed Approach to meeting the Accommodation Needs

- 4.1. Accommodation needs should be met on authorised pitches/plots where a specific need is arising. 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.

- 4.2. 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.
- 4.3. 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.
- 4.4. 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.
- 4.5. 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.
- 4.6. 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.
- 4.7. Any residual requirements are proposed to be met through new site allocations.
- 4.8. 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 a planning balance needs to be made between meeting these needs and the level of planning constraints present at this time.

- 4.9. The Policies on Pages 7 to 10 (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.
- 4.10. The site profiles from Page 12 provide more detail about each site and a location plan showing the extent of the site/yards safeguarded and allocated for future growth.

POLICY A: Safeguarded and Allocated 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 approximately 69 permanent pitches to be delivered by 2027. This will be achieved through a combination of measures including, the 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	Number of additional Pitches in relation to their existing capacity
GT05	19 - 121 Magdalen Road, Tilney St Lawrence	1
GT09	Land at the Stables	1
GT11	Homefields, (Western Side, Goose Lane), Marshland St James	1
GT14	Land at Blunts Drove	10
GT17	Land at The Lodge, Small Lode, Upwell	12
GT18	Land at 2 Primrose Farm, Small Lode, Upwell	12
GT20	Land at Botany Bay, Upwell	1
GT21	Land at Four Acres, Upwell	5
GT28	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	2
GT34	Land at Creaksville, South Creake	1
GT54	Land at the Pines, Whittington	1
GT55	Land at Victoria Barns, Basin Road, Outwell	1
GT56	Wheatley Bank, Walsoken (South of Worzals parallel to A47)	9
GT59	Land at Spriggs Hollow, Wiggenhall St Mary Magdalen	4
GT65	Tall Trees, Downham Road Salters Lode Downham Market	4
GT66	Land at Brandon Road, Methwold	1

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

Ref	Site Name/address	Number of Pitches to be Authorised
GT29	No 2 The Stables, (Rear of stables), Lynn Road, Wiggenhall St Germans	1
GT59	Spriggs Hollow, Wiggenhall St Mary Magdalen	1
GT65	Tall Trees, Downham Road Salters Lode Downham Market	1

3. for Travelling Showpeople at:

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

4. The Council will safeguard existing authorised sites, new allocated sites and windfall sites with permanent permission.

5. The development of these sites should, where appropriate:

- a) Should provide sufficient access and turning space for emergency and refuse vehicles;
- b) provide clearly define individual pitches/plots. Pitch/plot boundaries should use appropriate boundary treatments and landscaping which is sympathetic to, and in keeping with, the surrounding area. These may include fences, low walls, hedges and natural features, but should not 'enclose' them with inappropriately high, close-boarded fencing;
- c) amenity buildings or day rooms should be the minimum size necessary to provide required facilities, be sensitively sited, and use sympathetic materials;
- d) on larger sites (5 or more pitches), and smaller sites where other provision is not available, a safe children's play area should be provided;
- e) be clear separation between public areas (e.g. play areas) and private spaces. Communal areas without clear usage should be avoided as they may attract vandalism, fly-tipping or unauthorised caravans;
- f) provide a detailed flood risk assessment and drainage plan;
- g) provide proportionate levels of external lighting based on the size of the site, its location and any potential biodiversity impact. Any lighting scheme will be required to avoid a detrimental impact on the surrounding locality by avoiding light spill outside of the site.

6. 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.

POLICY B: Proposals for New Gypsy and Traveller Accommodation

1. Away from existing sites, proposals for new Gypsy and Traveller sites, should, where appropriate:
 - a) not lead to an unacceptable impact on highway capacity and safety;
 - b) be of a scale that is appropriate to local character, its local services and infrastructure and would not overwhelm the nearest settled community;
 - c) provide satisfactory access to community services and facilities such as health and education provision;
 - d) not lead to a severe impact on the highway network in terms of highway capacity;
 - e) should be in a sequentially preferable location in relation to flood risk and not increase the risk of flooding elsewhere;
 - f) 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;
 - g) 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;
 - h) ensure the amenity of the Gypsy and Traveller community and the settled community is managed appropriately in accordance with other Local Plan Policies;
 - i) 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.
2. 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.
3. Any development granted under this policy will be subject to a condition limiting occupancy to Gypsies and Travellers and/ or Travelling show people.
4. To safeguard the countryside, the expansion of sites should be achieved through the subdivision or infilling of existing pitches or plots. Where a site cannot be subdivided, expansion will be considered provided that the area of expansion is directly adjoining the existing site and has no adverse impact on the area.
5. 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.

5. Potential Planning Policy for Accommodating those Households who do Not Meet the Planning Definition or are classified as undetermined in the GTAA.

5.1. 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.

5.2. 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 C: Caravans, Park Homes and Houseboats

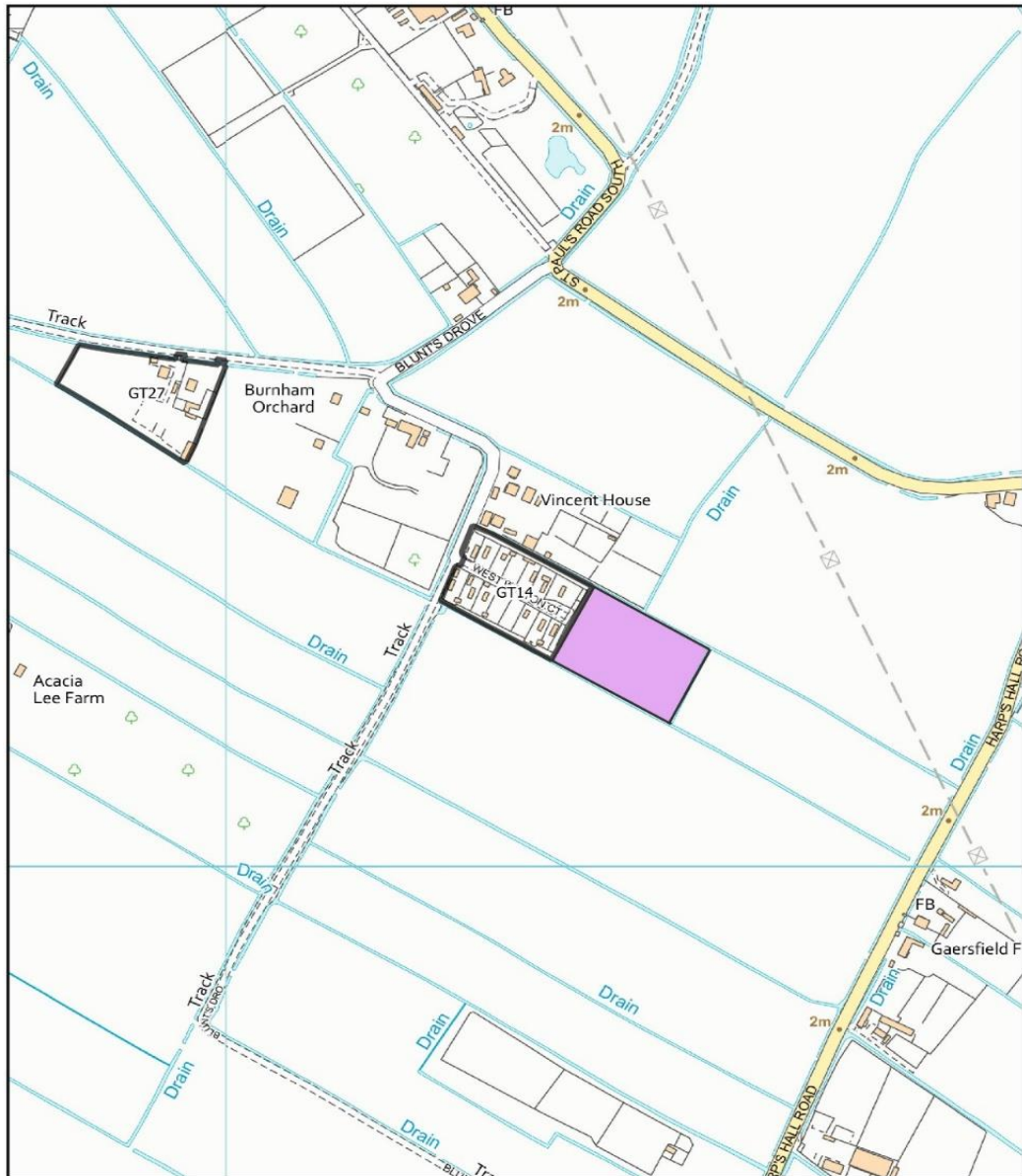
1. Proposals for the delivery of new caravan pitches or park homes, or extensions to existing caravan or park home sites, will be supported where they are located on sites which would be acceptable for permanent dwellings and satisfy other relevant policies in the Local Plan.
2. Proposals for additional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

6. Existing Sites to be Allocated

7.7. The following sites will be allocated for Gypsy and Traveller use for the number of pitches proposed:

Site Reference	Location	Existing Number of Pitches	Number of Pitches Proposed
Proposed Sites for Allocation at:			
GT14	Land at Blunts Drove		10
GT17	Land at The Lodge, Small Lode, Upwell		12
GT18	Land at 2 Primrose Farm, Small Lode, Upwell		12
GT21	Land at Four Acres, Upwell		5

GT14: Land at Blunts Drove (Proposed Allocation) Social Site



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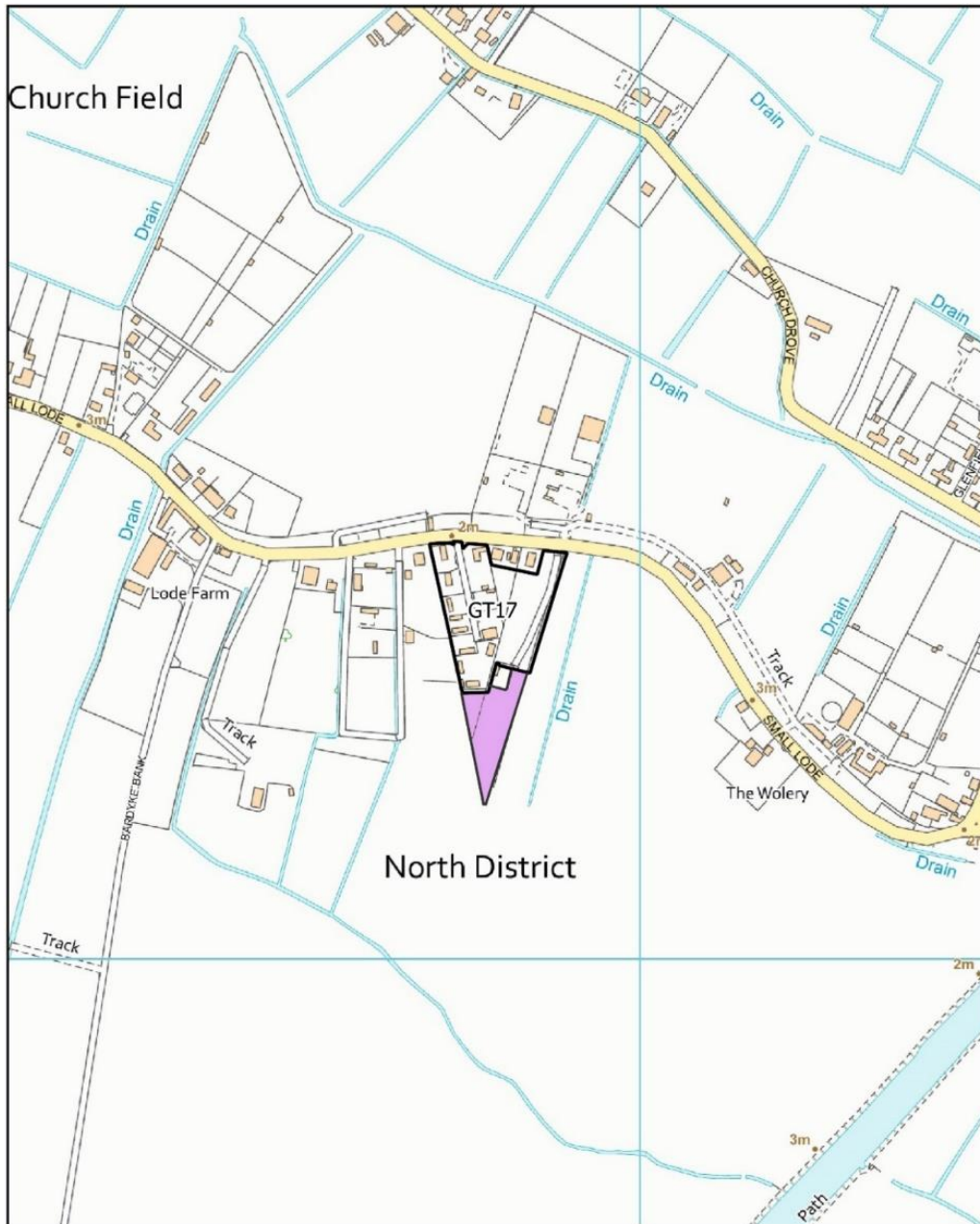
GT14 & GT27



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GT17 Land at The Lodge, Small Lode, Upwell (Proposed Allocation)



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GT17

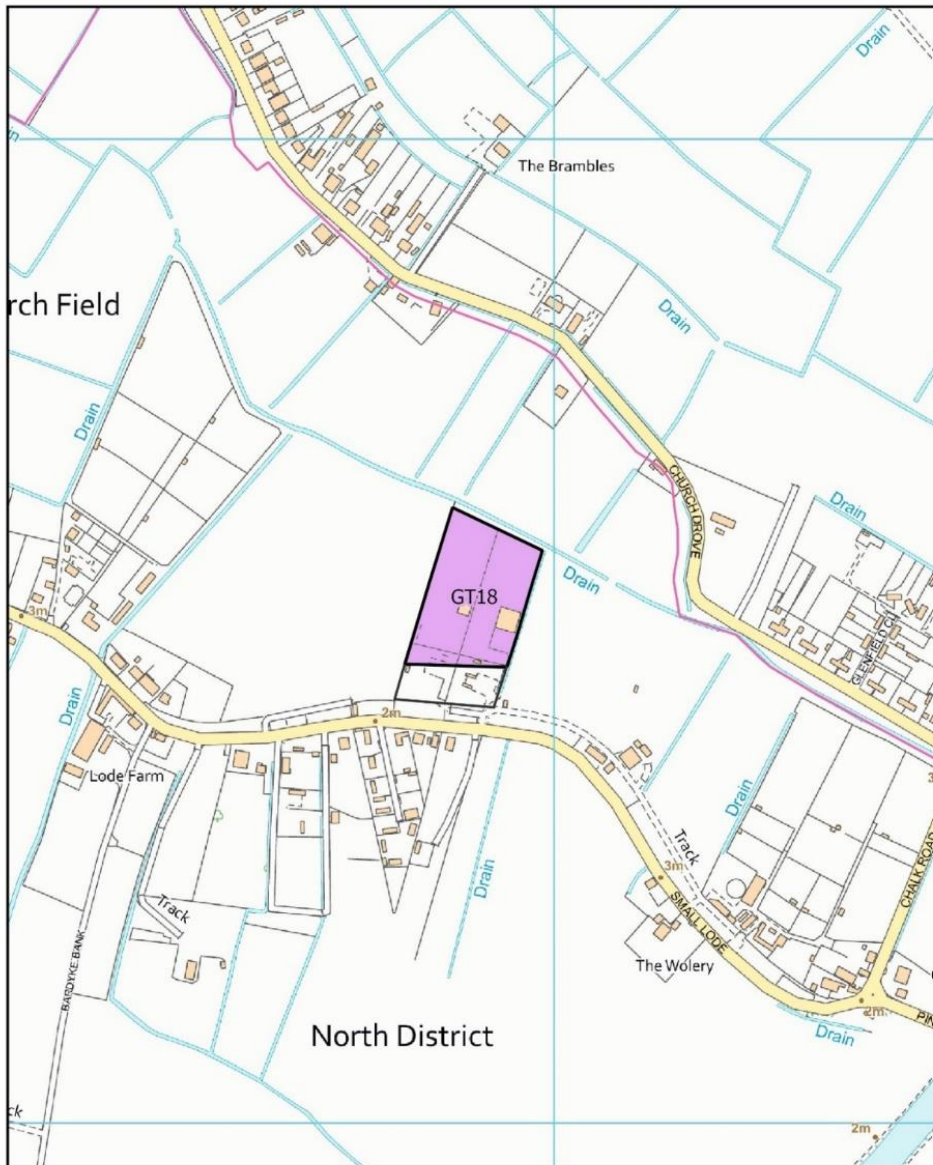


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GT18 Land at 2 Primrose Farm, Small Lode, Upwell (Proposed Allocation)



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GT18



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GT21 Land at Four Acres, Upwell (Proposed Allocation)



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GT21



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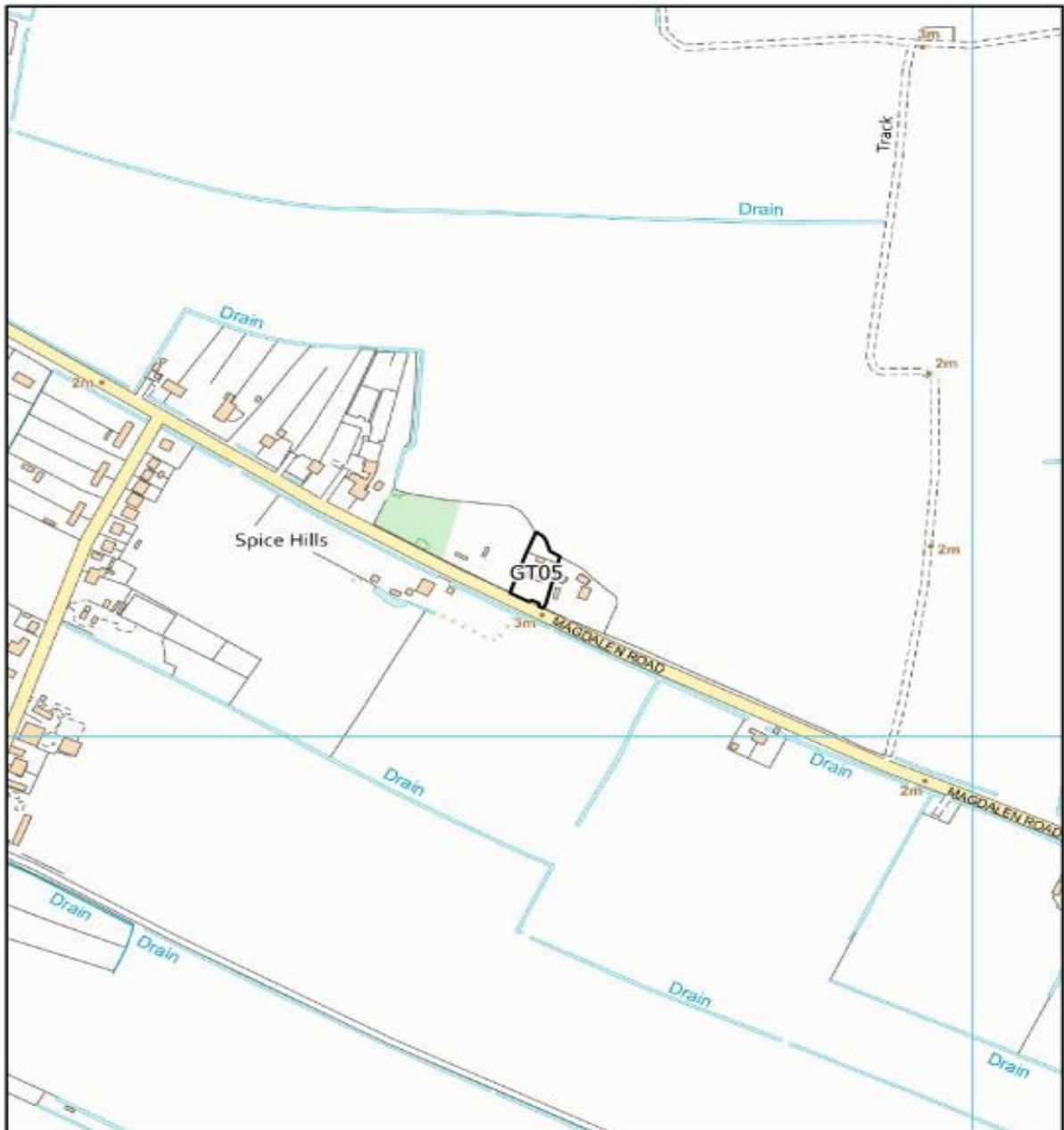
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7. Existing Sites to be Safeguarded and Intensified

7.1. The following existing sites will be safeguarded and intensified for Gypsy and Traveller and Travelling Showpeople use for the number of pitches/Plots proposed:

Site Reference	Location	Number of Pitches/Plots Proposed
GT05	19 - 121 Magdalen Road, Tilney St Lawrence	1
GT09	The Stables, Marshland St James	1
GT11	Homefields, (Western Side, Goose Lane), Marshland St James	1
GT20	Land at Botany Bay, Upwell	1
GT28	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	2
GT34	Land at Creaksville, South Creake	1
GT54	Land at the Pines, Whittington	1
GT55	Land at Victoria Barns, Basin Road, Outwell	1
GT56	Wheatley Bank, Walsoken	9
GT59	Land at Spriggs Hollow, Walsoken	4
GT65	Tall Trees, Downham Road Salters Lode Downham Market	4
GT66	Land at Brandon Road, Methwold	1
GT29	Number 2 The Stables, Marshland St James	1
GT59	Land at Spriggs Hollow, Walsoken	1
	Land Southwest of Common Road, Walton Highway	1
GT65	Tall Trees, Downham Road Salters Lode Downham Market	1
GT25	Land at the Oaks, Northwold	2
GT62	Land at Redgate Farm, Magdalen Road, Tilney St Lawrence	2

GT05 19 - 121 Magdalen Road, Tilney St Lawrence (1Pitch)



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GT05

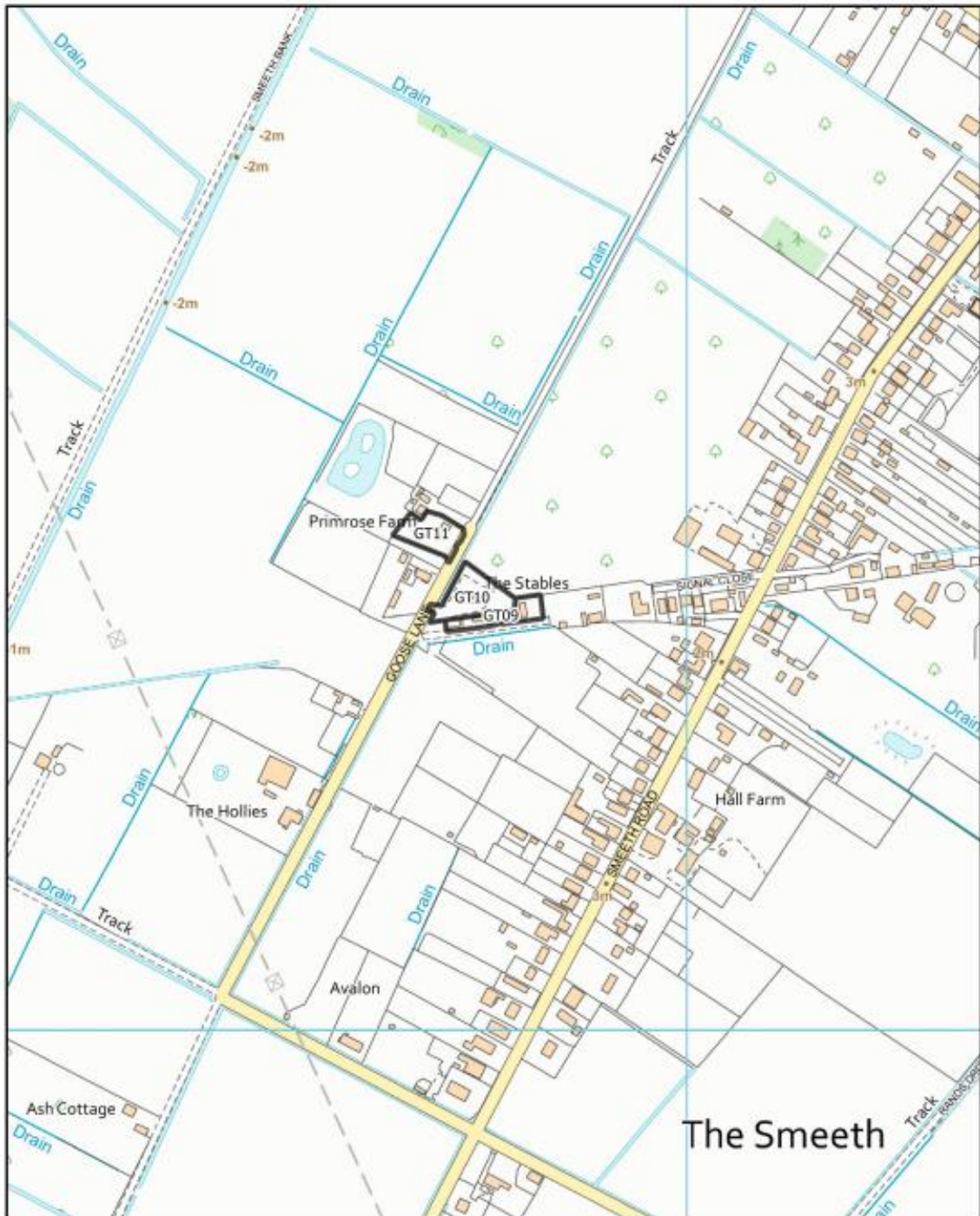


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GT09 The Stables, Marshland St James (1Pitch)



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GT09, GT10 & GT11

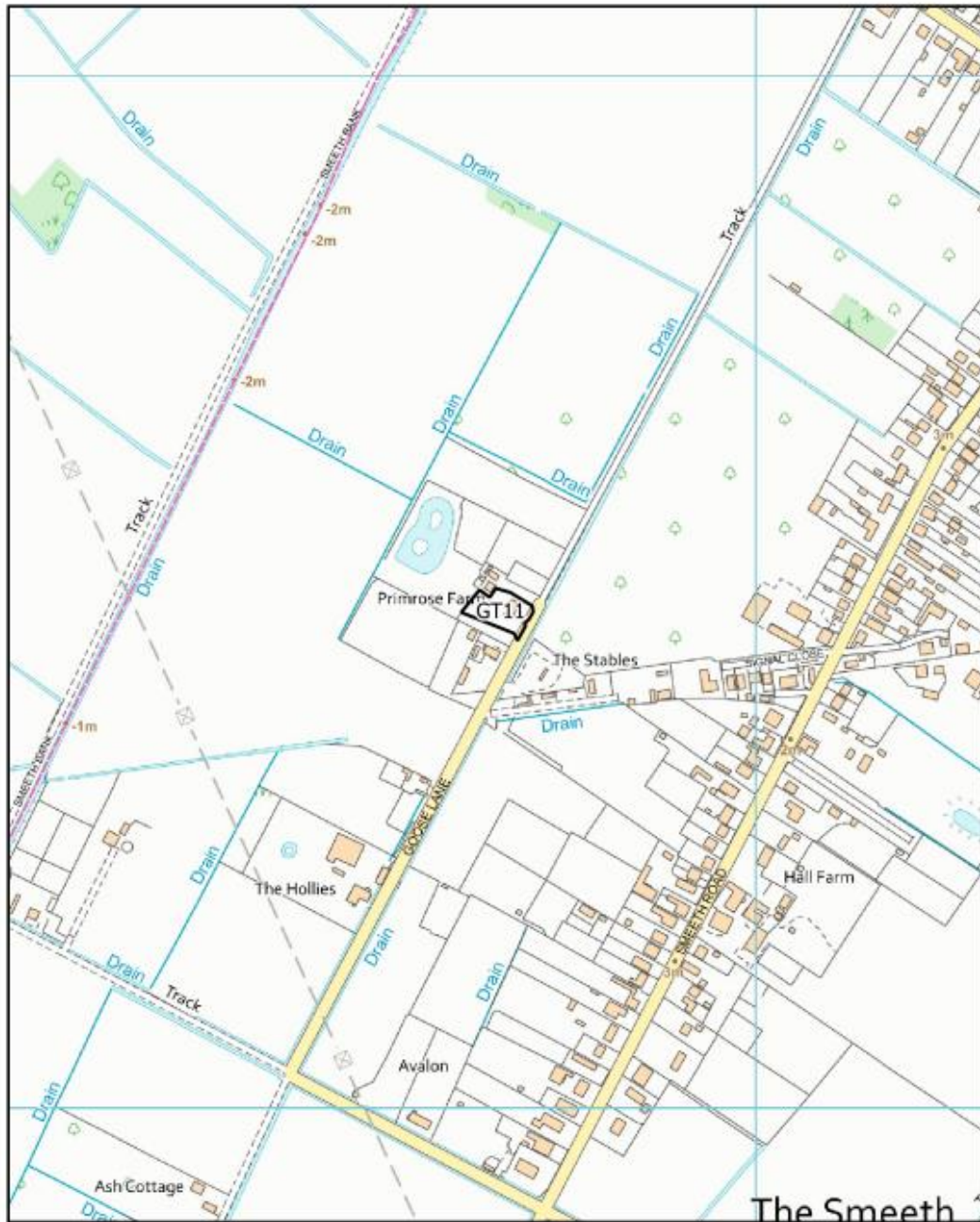


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GT11 Homefields, (Western Side, Goose Lane), Marshland St James (1Pitch)



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GT11

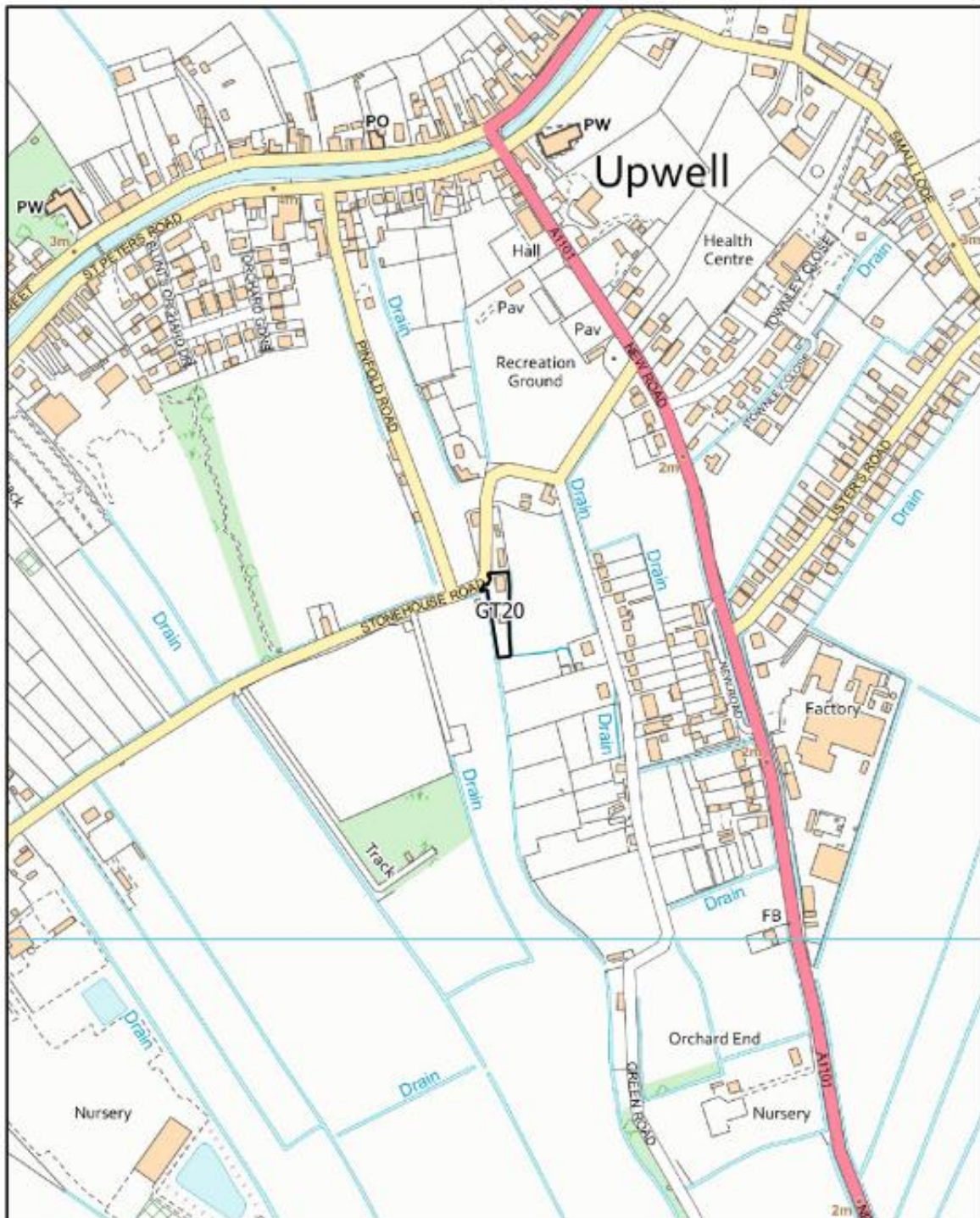


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GT20 Land at Botany Bay, Upwell (1Pitch)



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GT20

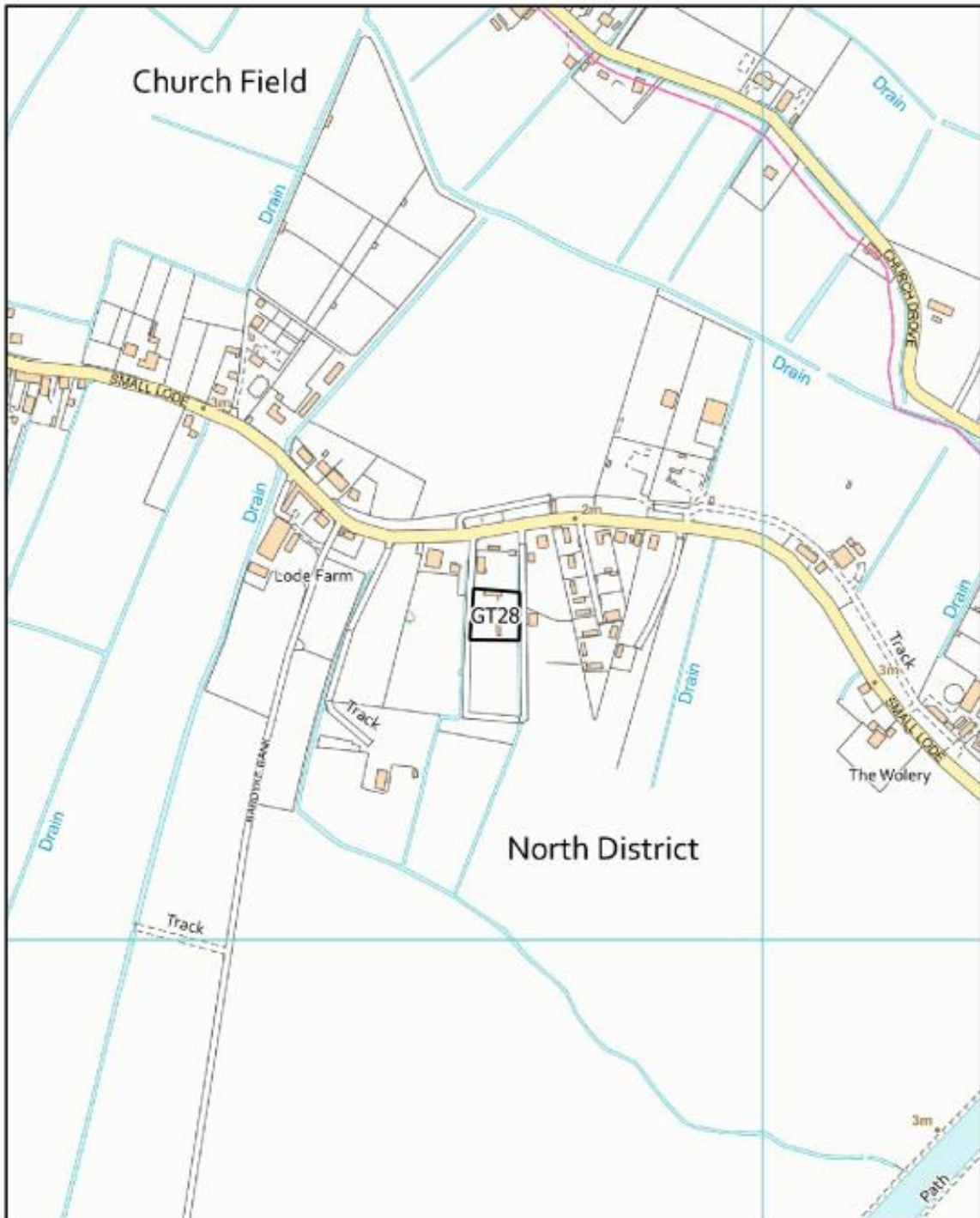


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GT28 Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk (2 Pitches)



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GT28

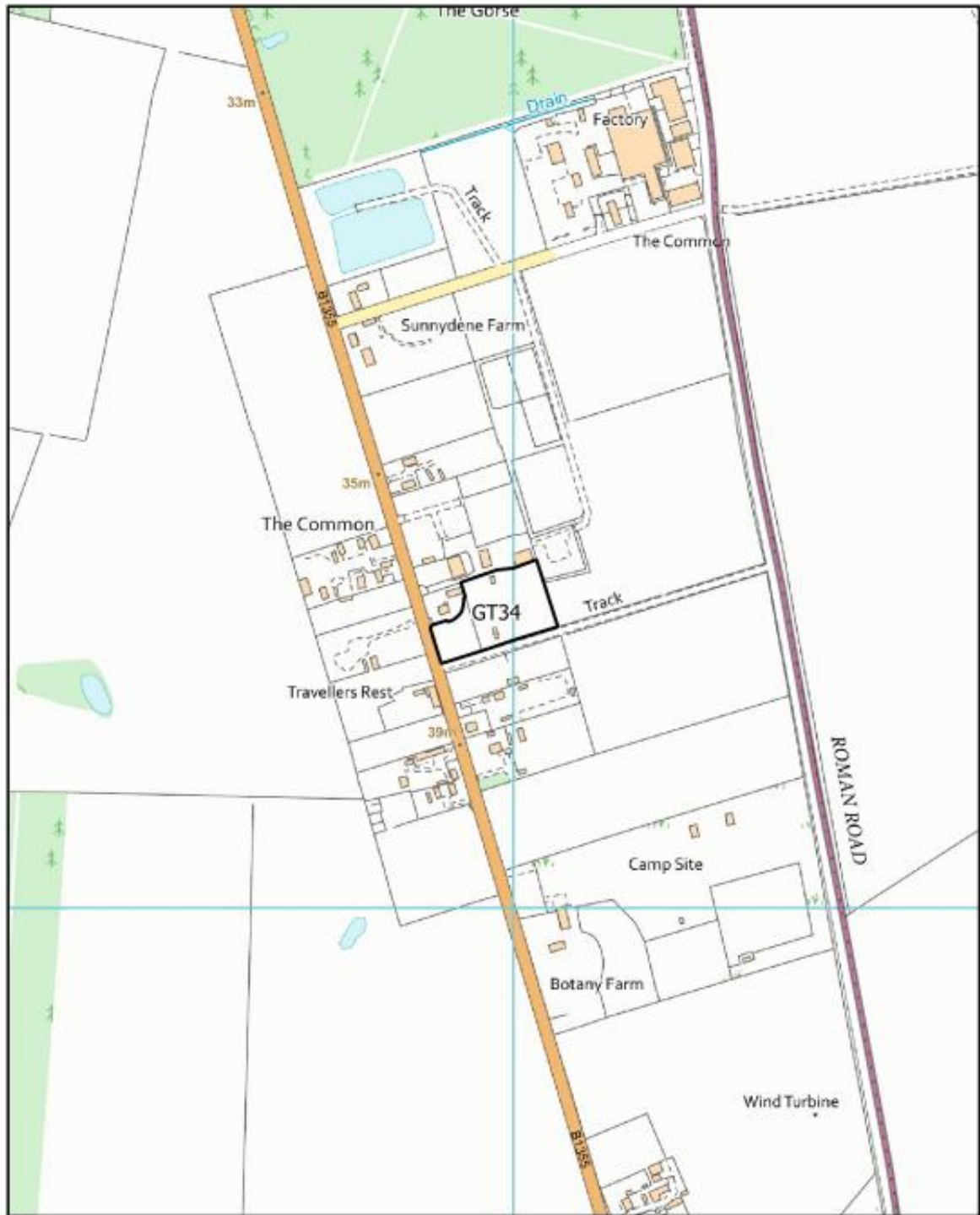


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GT34 Land at Creakesville, South Creake (1Pitch)



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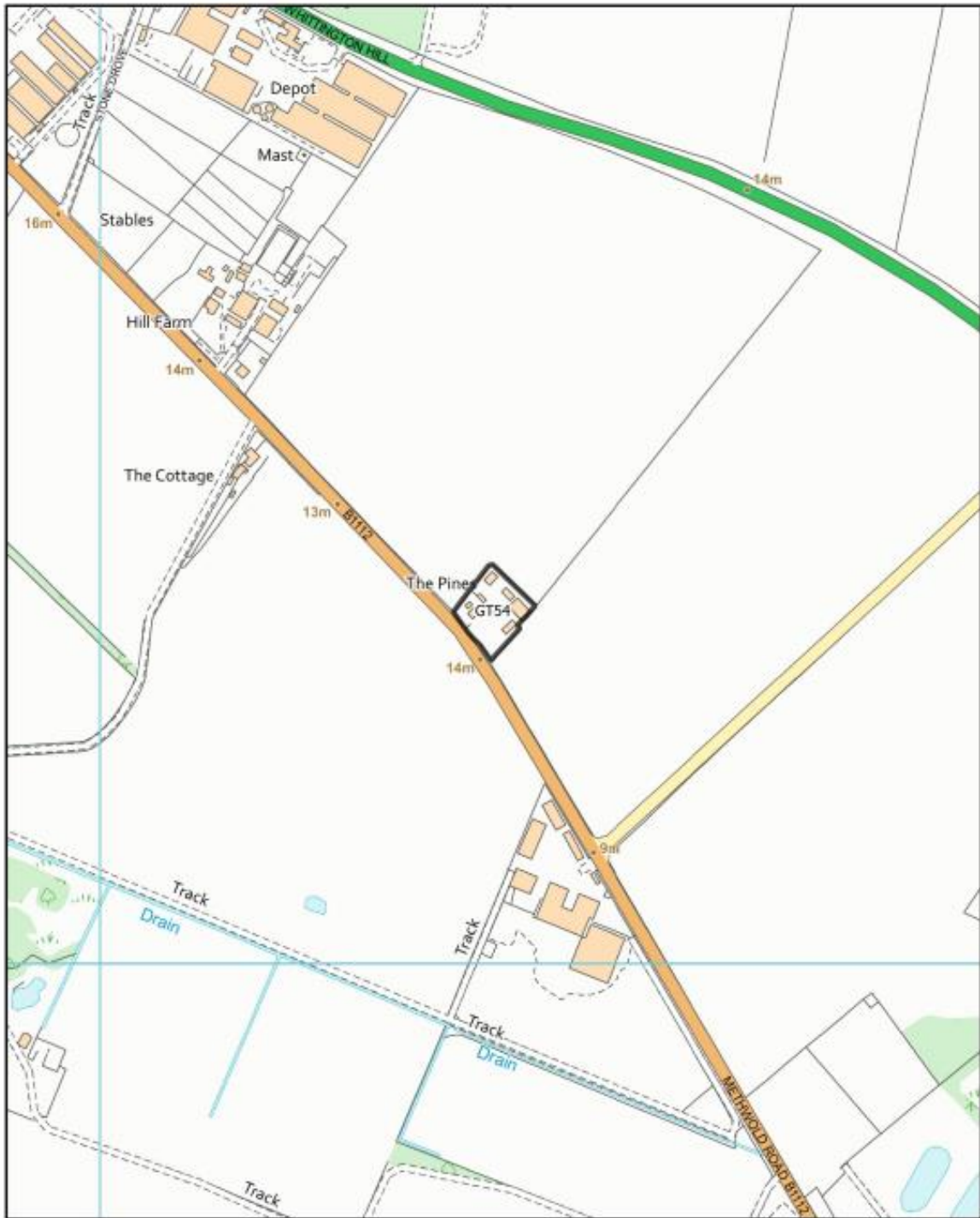
GT34



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GT54 Land at the Pines, Whittington (1Pitch)



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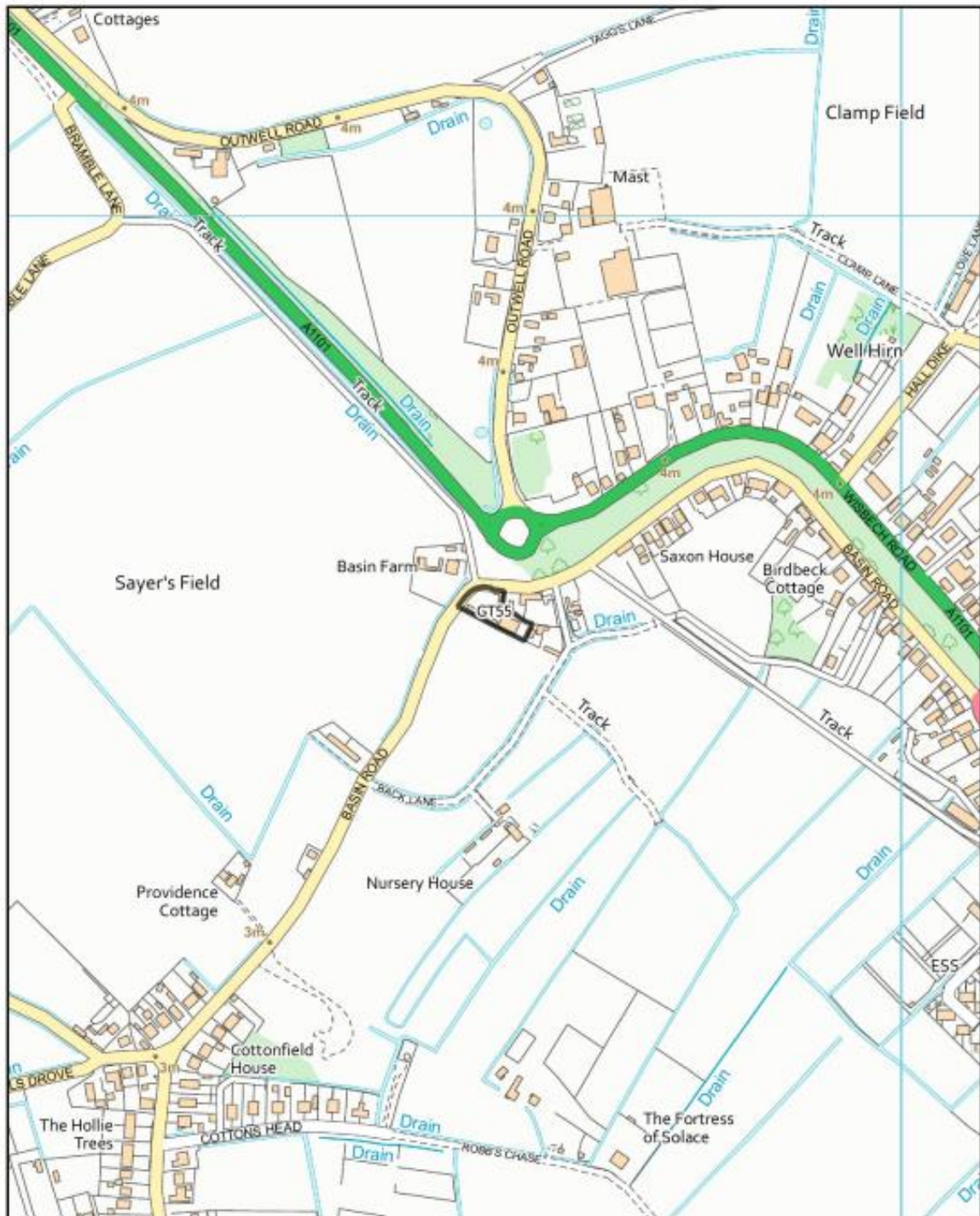
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GT55 Land at Victoria Barns, Basin Road, Outwell (1Pitch)



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GT55

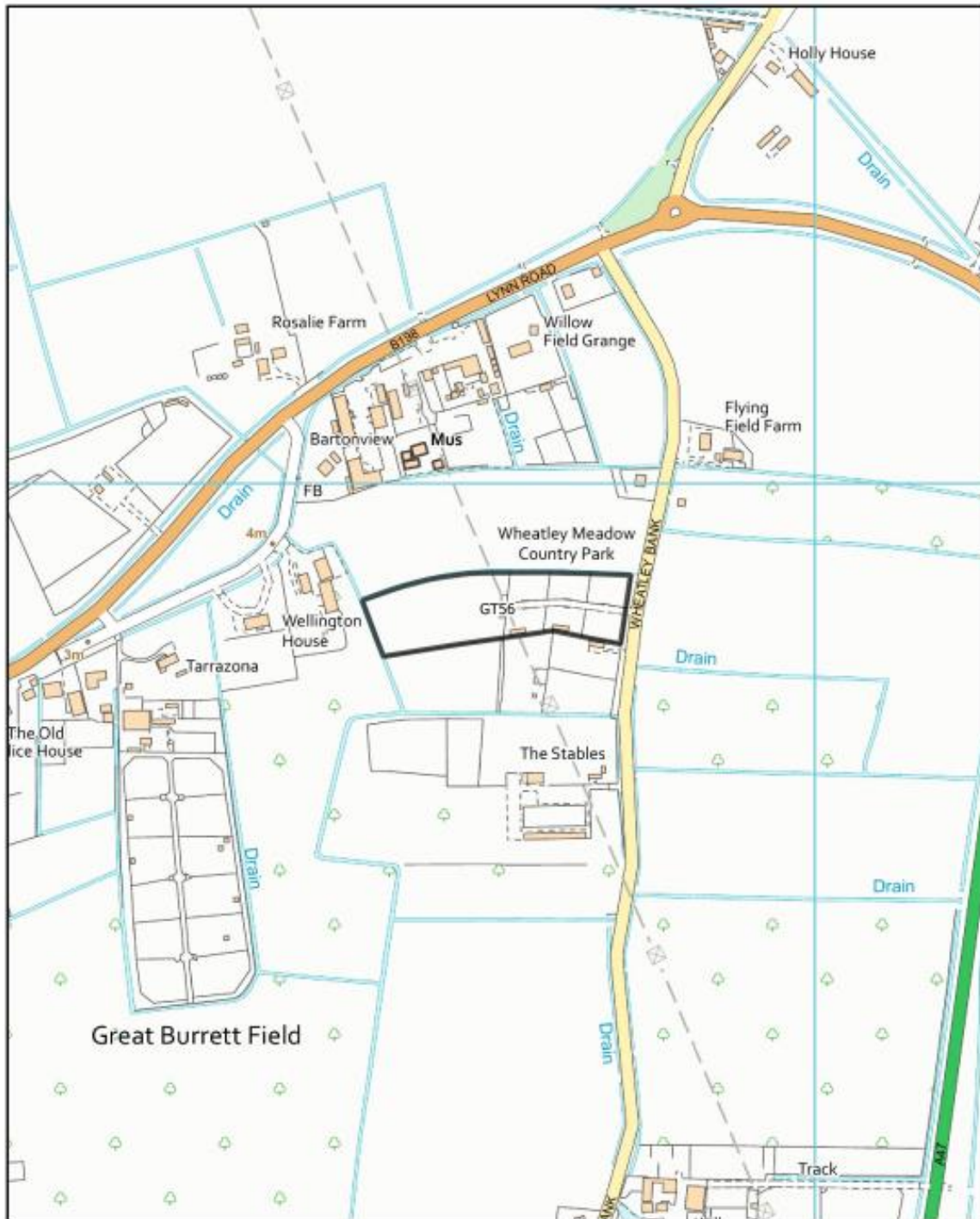


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GT56 Wheatley Bank, Walsoken (9 pitches)



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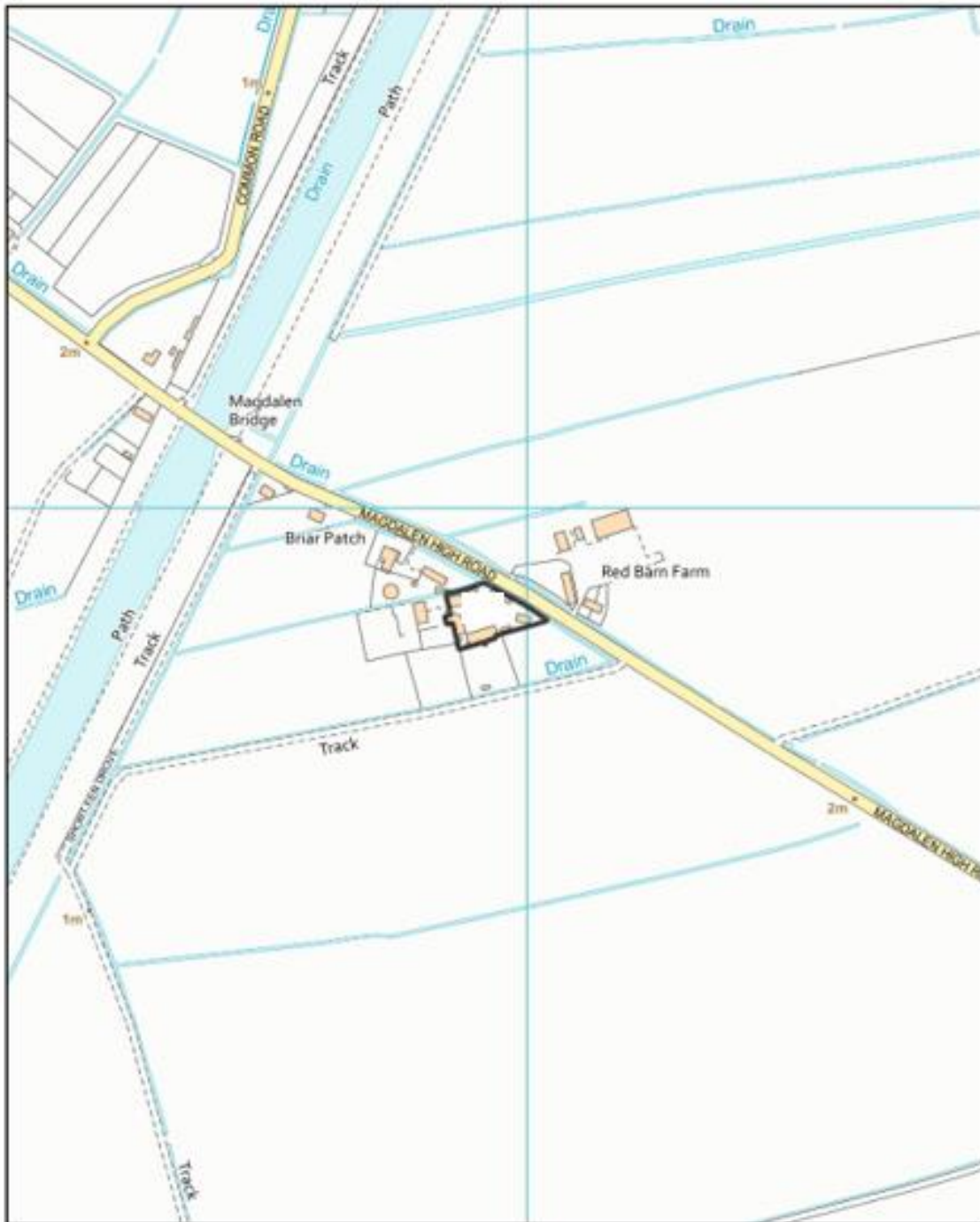
GT56



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GT59 Land at Spriggs Hollow, Wighenhall St Mary Magdalen (4 Pitches)



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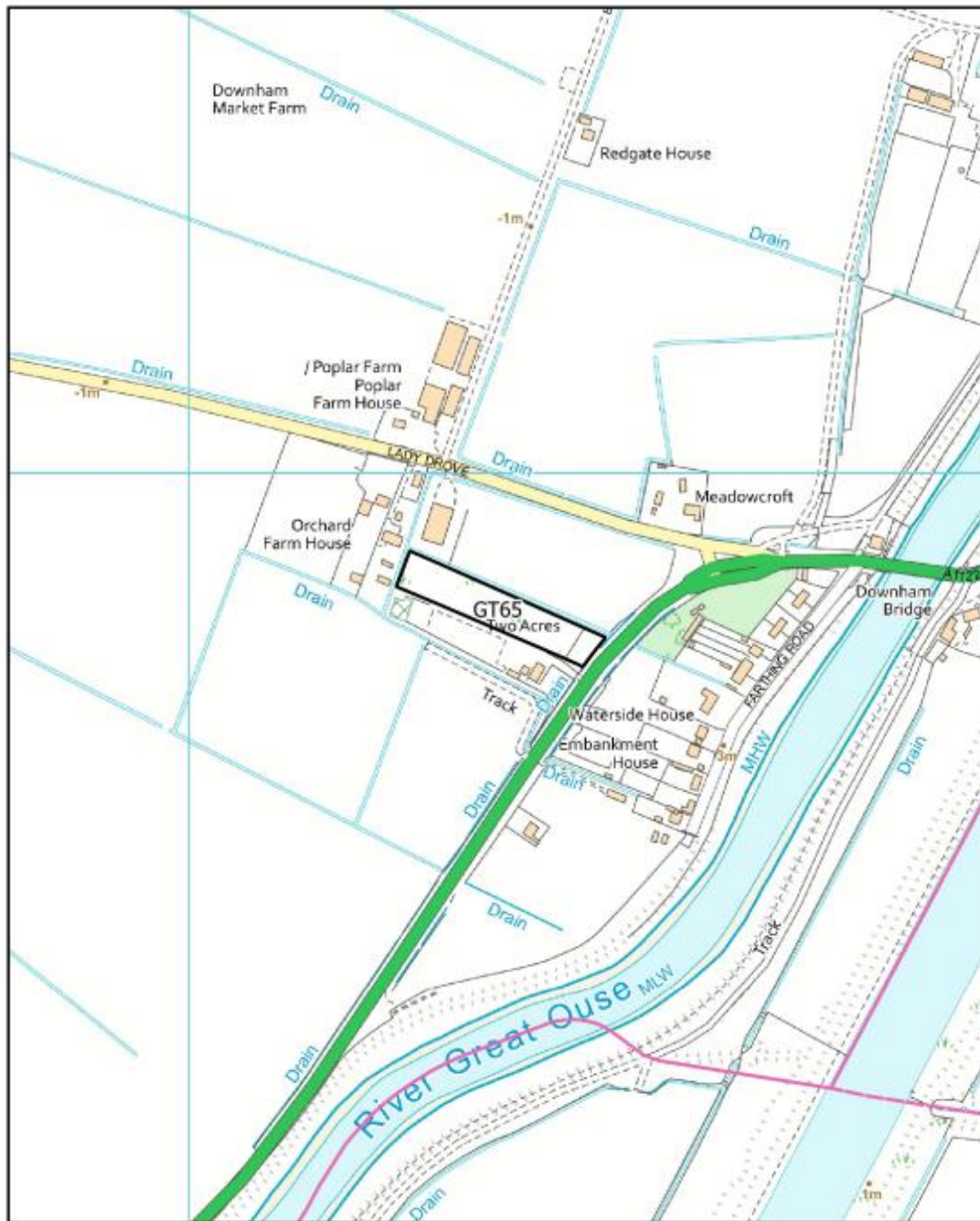
GT59



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GT65 Tall Trees, Downham Road Salters Lode Downham Market (4 pitches)



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GT65

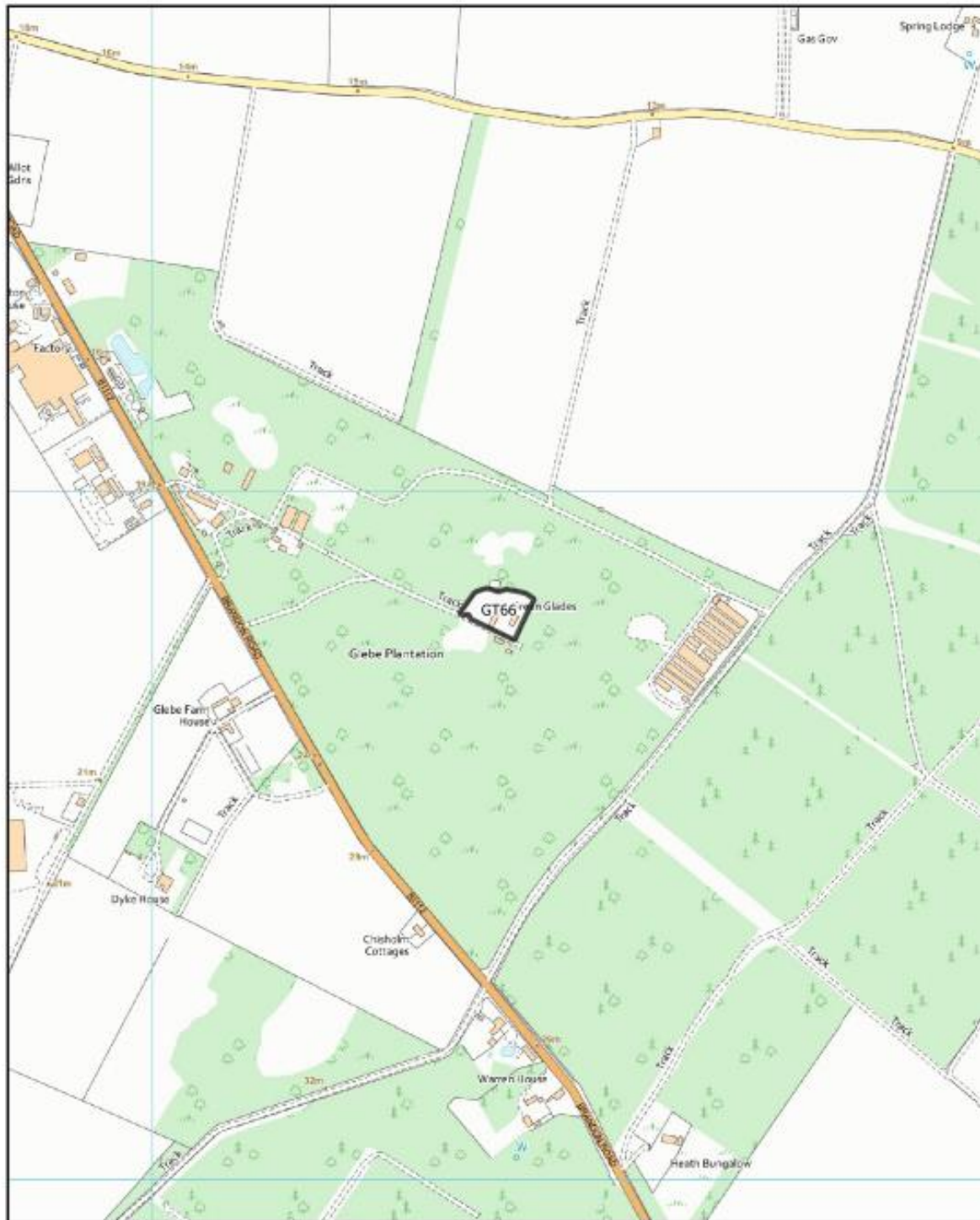


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GT66 Land at Brandon Road, Methwold (1Pitch)



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GT66



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Pitches Authorised at:

GT29: Number 2, The Stables (1Pitch)



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GT29

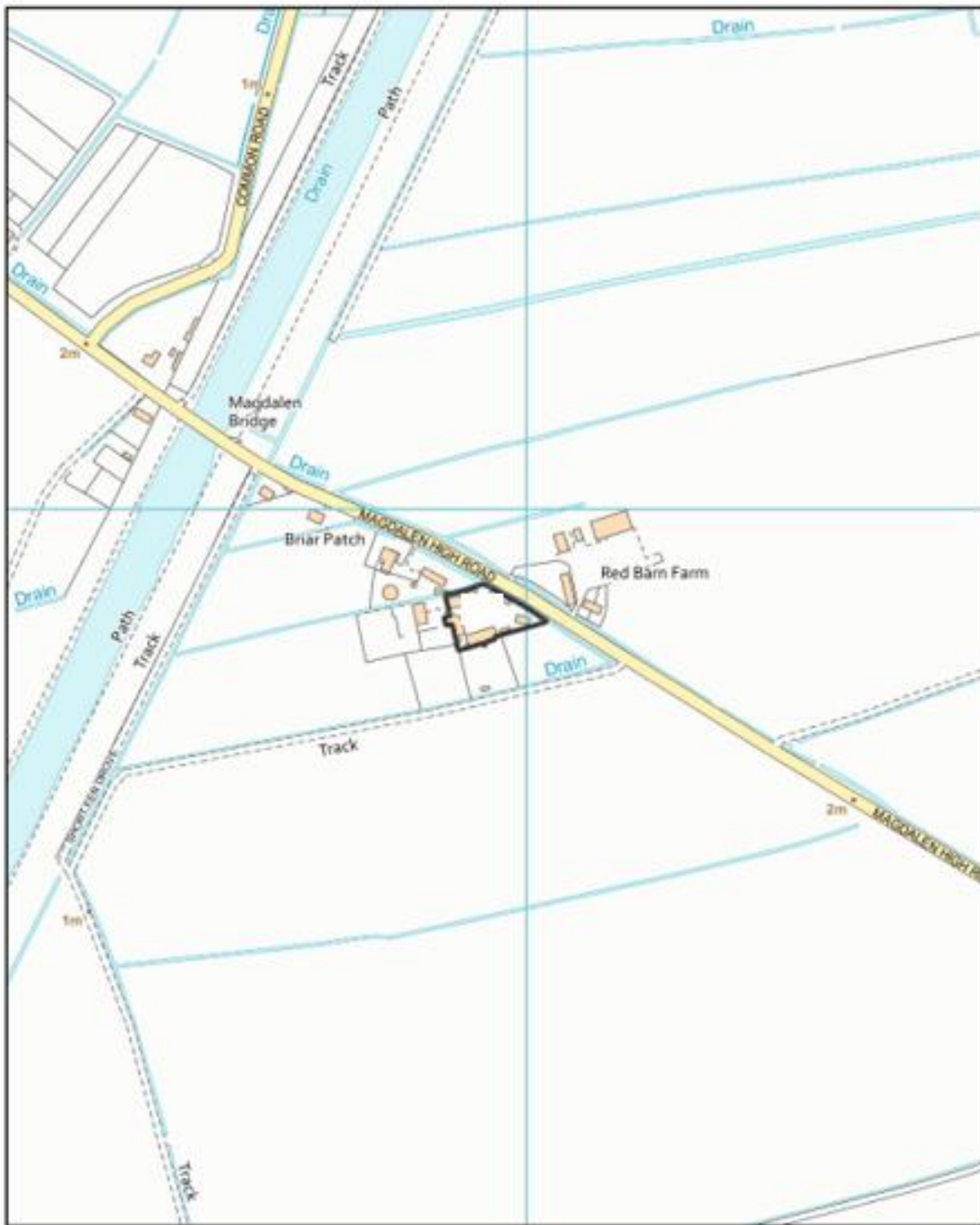


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GT59 Spriggs Hollow Wiggenhall St Mary Magdalen, (1Pitch)



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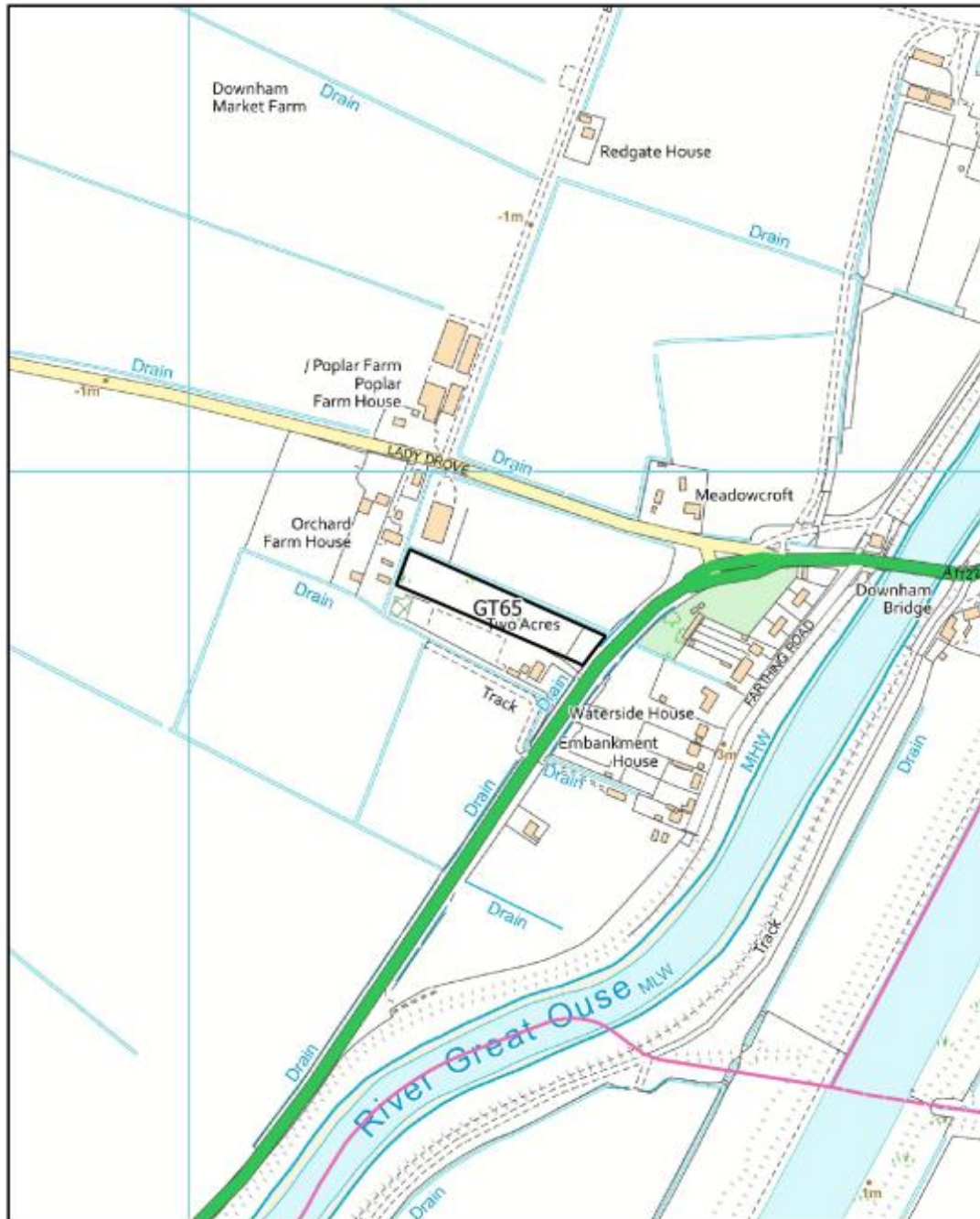
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GT65 Tall Trees, Downham Road Salters Lode Downham Market (1 pitch)



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GT65

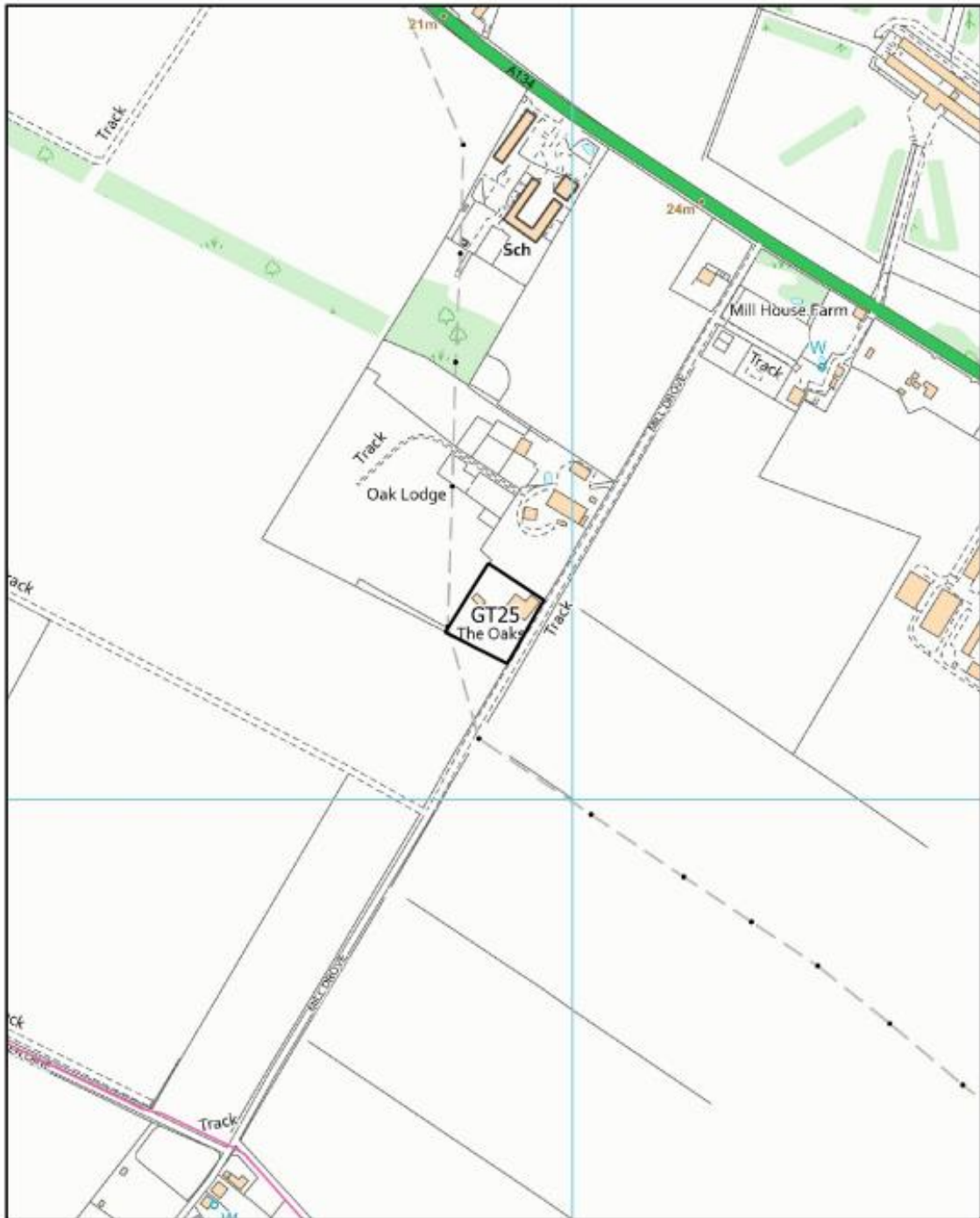


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Land for Travelling Showpeople
GT25 Land at the Oaks, Northwold (2 pitches)



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GT25

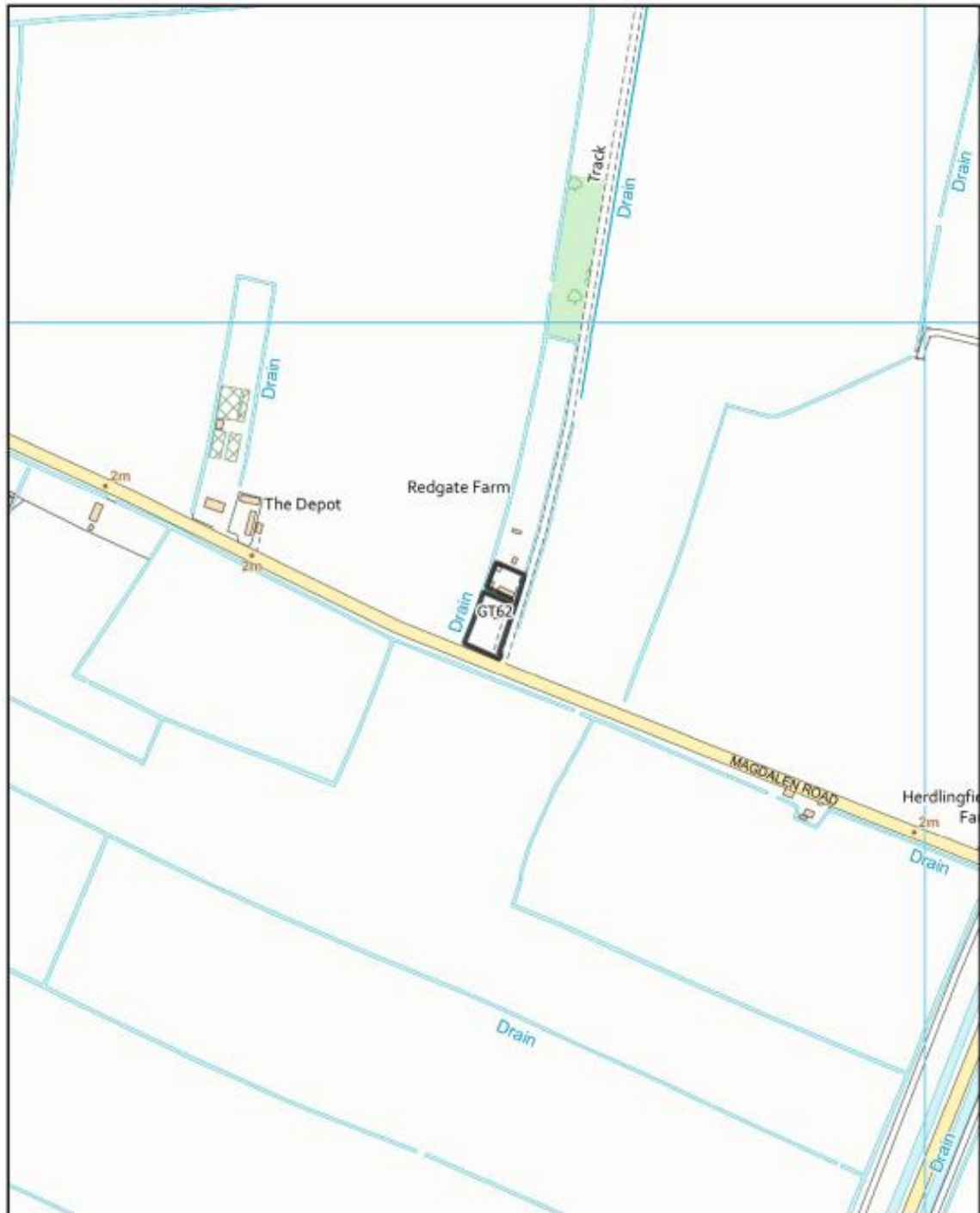


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GT62 Land at Redgate Farm, Magdalen Road, Tilney St Lawrence (2 pitches)



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GT62



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8. How to Respond to this Consultation?

8.1. This consultation document is also supported by the following supporting evidence base documents, which will similarly be subject to public consultation:

- Gypsy and Traveller Site Assessments (April 2024)
- Consultation Response Table (April 2024)
- Gypsy and Traveller Level 2 Strategic Flood Risk Assessment (SFRA) and Sequential Test for potential site allocations (April 2024)
- Sustainability Appraisal and Habitat Regulations Assessment update (Gypsy and Traveller Preferred Site Allocations), April 2024.

8.2. This consultation will inform the examination hearings sessions, which are scheduled to take place in September 2024. Full details of the consultation are set out in the [Local Plan examination web page](#).

8.3. 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.**

8.4. The consultation will run for 6 weeks, starting on 10th May 2024. To be considered, representations must be received, at the latest, by **11:59pm on Friday, 21 June 2024**.

8.5. 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

- 8.6. Finally, please note that the consultation ends at **11.59pm on Friday, 21 June 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.