

Your ref no: Form ref:
ZGZCKXHM

Form title: Gypsy, Travellers and Travelling Showpeople Proposed
Sites and Policy Consultation

Page: Coversheet

This form was started at:	14/06/2024 14:37:45
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Page: Tell us who you are

Title	
First name	██████
Surname	██████
Date of birth	
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Postcode	██████
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Page: Agent details

Do you have an agent working on your behalf? No

Page: Which site (reference) and/ or draft policy are you responding on?

Examination Library reference	F93
Document name	Gypsies, Travellers and Travelling Showpeople Sites and Policy Consultation
Paragraph No(s)	5,7

To which test of soundness does your representation relate?

The Local Plan (including Gypsy and Travellers and Travelling Showpeople Proposed Sites and Policies) is currently under examination by Planning Inspectors, appointed by the Secretary of State). The Inspectors will assess the Gypsy and Travellers and Travelling Showpeople Proposed Sites and Policies against the soundness tests. Please indicate whether you consider the site and/ or policy about which you are responding is:

Legally compliant?	Yes
Complies with the Duty to cooperate?	Yes
Positively prepared (i.e. seeks to meet the area's objectively assessed needs)?	No
Justified (an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)?	No
Effective (i.e. deliverable over the plan period)?	No
Consistent with national policy (National Planning Policy Framework: National Planning Policy Framework (publishing.service.gov.uk))?	Yes

Summary of comments

Please give details of why you consider the relevant Gypsy and Travellers and Travelling Showpeople Proposed Site and/ or Policy is sound ("Yes") or unsound ("No"), with reference to the tests above. Please be as precise as possible.

	<p>GTAA RESPONSE 2 MAY 24</p> <p>UPC note that sites 35,37,38 have been removed from the updated consultation document (19 pitches) but since these sites had no access to the road network via Small Lode it is difficult to see why they were included in F55. New road site PE14 9HP withdrawn.</p> <p>GT18 Primrose Farm reduced from 16 to 12</p> <p>All other points made in the previous response have been disregarded to date and UPC ask that where relevant following the reduction in the number of pitches they be taken into account.</p> <p>UPC concerns remain over the expansion of sites GT17 The Lodge Small Lode and GT18 2 Primrose Farm. GT 17</p>
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received planning permission for an additional 4 plots in 2019 and further expansion of another 9 should be strictly reserved for family members.

Likewise GT18 2 Primrose Farm where there is currently permission for 4 plots, further expansion of another 12 for family needs should be scrutinised when planning permission is applied for to ensure that this is the case. Reference F95 sequential/exception test. Please note correspondence from the MLC re planning application 14/00029/F concerning surface water drainage and effluent disposal

Although previously referred to, the following extract from Proposed sites and policy consultation document May 2 F93 is significant:

7.7. Gypsy and Traveller sites may also need to have good access to the road network to accommodate the movement of larger vehicles associated with their livelihood, as well as their nomadic and traditional way of life. Small Lode is, in the main, a single carriageway and unsuitable for such vehicular movements.

Extracted from the New Policy: Sites for Gypsies, Travellers and Travelling Showpeople F93

2. Proposals for allocated and safeguarded Gypsy and Traveller sites, and/ or the extension and/ or intensification of such sites to address the needs, should, where appropriate:

a) address an unmet need identified in the Gypsy and Traveller Accommodation Needs Assessment Update 2023, or any successor; and ensure that that need is genuine.
b) in the case of an extension, be small scale, expansion of Gt18 is not small scale.

g) have the ability to be well integrated into the local townscape or landscape, as previously stated:

Visual appearance and intrusion into the landscape.

GT17 and GT18 would be visible from many directions and impinge on the open fen landscape. The decision re 23/01606/F is relevant as is the following:

The Borough Council's Landscape Character Assessment states that key characteristics of the landscape include extensive vistas with wide open skies evoking a strong sense of openness, exposure and isolation. Landscape sensitivities identified include the sense of openness and remoteness within views across the area and a very strong sense of tranquillity throughout the area. The report sets out that the overall strategy for the fens should be to conserve the predominantly open strong geometric landscape pattern of arable fields. Landscape planning guidelines are to conserve the generally undeveloped, rural character of the area and strong sense of remoteness and tranquillity; conserve wide open views across the area; and seek to ensure that new small-scale development in the area is consistent with the settlement pattern.

The extent of the proposed sites accessed from Small Lode would be contrary to this. Far from a small scale development, development on this scale is not consistent with this statement.

From MLC

Development Services

Borough Council of King's Lynn & West Norfolk

King's Court

Chapel Street

King's Lynn

Norfolk

PE30 IEX

For the attention of Mr [REDACTED]

Churchfield & Plawfield IDB

14/00029/F - [REDACTED]

Variation of Condition 3 of Appeal Decision

APP/V2635/A/10/2139784 attached to planning application

10/00845/F to allow a further static caravan on site at

Primrose Hill Small Lode U well

The Commissioners and associated Boards promote meaningful pre-application discussion, as encouraged in items 188192 of the NPPF, as this enables any issues to be dealt with prior to and not during the planning process and offers us, your authority and the applicant more certainty in the decision making process and can ensure that our limited resources are maximised and not wasted. It is noted that no pre-application discussion occurred on this occasion.

This site is within the catchment area of Churchfield and Plawfield Internal Drainage Board (IDB) and this planning response is written by the Middle Level Commissioners as engineering consultants to the Board.

The watercourse forming the north eastern boundary of the site is a Boards Drain and thus subject to its byelaws.

From past experience it is known that ground conditions in this area are not conducive to the use of soakaways or other infiltration devices for surface water/treated effluent disposal unlikely to meet the requirements of BRE Digest 365 Soakaway Design, CIRIA C 697 - The SUDS Manual or other approved guidance and, therefore, if utilised may not provide an effective means of surface water/treated effluent disposal.

In the absence of any supporting documentation, it is considered that the applicant has not yet provided adequate evidence to prove that a viable scheme for a ro riate water level/flood risk mana ement that meets current desi n standards exists that it could be constructed and maintained for the lifetime of the develo ment. As you are aware the effective disposal of surface water is a material planning consideration, therefore, the applicant should be asked to clarify the method and location of surface water disposal devices.

The method and location of such systems can dictate the density and location of the proposal within the development

site.

The Board will expect the applicant to provide the Council with, and reserve the right under their byelaws to themselves require, adequate details and test results, where appropriate to prove that the proposed surface water/treated effluent disposal system will work efficiently at this location and effectively in the long term. Such information should include:

Confirmation of the design/analysis method used.

Details of ground conditions, boreholes logs, land levels, water levels, etc.

Design calculations

Details of the proposed devices

In view of the above, it is considered that the following relevant items contained within your Council's policies and documents are relevant on this occasion (emphasis added by the Commissioners):

KL & WN Core Strategy - Adopted Version July 2011

CSOI Spatial Strategy

This policy identifies that development priorities for the Borough will meet several criteria that are used to assess how a development proposal will be expected to achieve the pursuit of sustainable development and includes the following:

Acknowledges that some development may be required in flood risk areas to meet regeneration objectives and maintain the sustainability of local communities provided that they demonstrate, amongst other things:

Flood risk is mitigated through appropriate design and engineering solutions. (Text is included within details of CS 08)

CS 08 Sustainable Development

New development will be required to demonstrate, amongst other things, its ability to:

Achieve high standards of sustainable design.

In addition, it is considered that the following should also be considered when reaching your decision:

The drainage of developments on even relatively higher elevations can impact on lower areas.

Flood risk is an issue that needs to be considered locally as well as strategically

Site suitability, in part or whole, in terms of physical constraints (eg maintenance access, flood risk) and its ability to be served by and/or deliver appropriate infrastructure.

The granting or refusal of planning permission on sites should be informed by:

The Borough Council's Stage I Water Cycle Study [December 2009].

The Borough Council's SFRA - Annex to Level I [October 2010].

Norfolk County Council's emerging King's Lynn & West Norfolk Settlements Surface Water Management Plan.

Any national advice in force at the time.

In addition to the requirements of the NPPF and associated


technical guide, all applications for relevant developments must include a drainage strategy to demonstrate that suitable consideration has been given to surface water drainage that appropriate arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed.

The discharge of surface water from developments should be designed to contribute to an improvement in water quality in the receiving water course or aquifer in accordance with the objectives of the Water Framework Directive.

All proposals should have regard to the guidance and byelaws of the relevant Internal Drainage Board.

Further supporting evidence including, as a minimum, detailed engineering plans to an engineering scale, appropriate supporting calculations, a risk impact assessment and/or additional information, is required to prove to the Board that a viable scheme for appropriate water level/flood risk management exists, or that it could be constructed and maintained for the lifetime of the development with no material prejudice to the Board operations or the local water level management system, water or built environment should the development proceed. The above will be required from the applicant before further consideration can be given by the Board when seeking its consent for issues associated with this proposal.

A copy of this letter has been sent to the applicant(s) agent(s). Your Council should refer to our 'Standard Advice relating to Development Management and Flood Risk Issues (April 2013)' which is available at <http://www.middlelevel.gov.uk/planning-consent-documents.aspx>. The Standard Advice and this response should be considered and complied with in their entirety. Your Council is requested, should planning approval be given, to remind the applicant(s) agent(s) that the requirements under the Land Drainage Act must be complied with before any work is commenced on site. Yours sincerely


Planning Engineer
cc PHA, Wisbech

Please note you should cover succinctly all the information, evidence and supporting information necessary to support/justify your comments.

Page: Examination hearings

This consultation may be followed by further Examination Hearing sessions, scheduled to take place on 3-4 September 2024. Do you consider it necessary to participate in Examination Hearing sessions?

Yes, I wish to participate at the Examination Hearing

Page: Data protection

Do you wish to be notified further about the Local Plan Examination process, at any of the following stages?

Schedule of Main Modifications stage (following hearings)	Yes
Publication of Inspector's Report	Yes
Adoption of Local Plan	Yes

Signature and Date of Representation

Signature	Upwell Parish Council
Date	19/06/2024

Please note that, to be considered, your representation will need to be received by **11:59pm** on **Friday, 21 June 2024**.

Page: Declaration

Review your answers

Before submitting your form you can review all of the answers you have given so far by clicking on the following link.

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

Privacy notice

The council has a duty to process and store your personal information safely and securely in line with data protection legislation, which here means the General Data Protection Regulations (Regulation (EC) 2016/679 which is in force from 25 May 2018) (GDPR) and any national implementing laws, regulations and secondary legislation, as amended or updated from time to time, in the UK and then any successor legislation to the GDPR.

The Borough Council of King's Lynn and West Norfolk (the council), of Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX is the data controller for the purposes of the GDPR and associated domestic law.

The processing of this information is necessary for the council to undertake a public task, i.e. the processing is necessary for the council to perform a task in the public interest or for its official functions, and the task or function has a clear basis in law, in this case the Public Health Act (1925), as amended.

Your information will be kept strictly confidential. It will be stored separately from other information in a secure password protected database on the council's computer system.

You can find more information about our retention policy on the [privacy notice](#) page. We will only use your data within the terms of data protection laws, will delete your data securely and only keep it for as long as necessary. We will review dates for keeping personal data in the future and if necessary, update these privacy notices.

You may see copies of the data held about you and ask for it to be corrected or deleted.

You can find more information about Data Protection and the council's Data Protection Officer, on our [Data Protection](#) page.

If you are unhappy with the way your personal information is being handled you can contact the [Independent Information Commissioner](#).

Declaration

- I certify that to the best of my knowledge and belief, the information supplied by me on this form is accurate.
- I understand the personal information collected on this form will be used by the Borough Council of King's Lynn and West Norfolk to deal with my request and will be retained securely.
- I have read and understood the privacy notice.

I declare that the information I have provided on this form is accurate

Now submit your form using the submit button below.