

Part 2 Schedule of Proposed Main Modifications for consultation (October 2024)

Policies and supporting text for Gypsy, Traveller and Travelling Showpeople

Proposed additions to the plan are shown in red font and underlined, with proposed deletions indicated by ~~strikethrough~~

MM	Para/ Policy/ Figure/ Table No/ Page No	Proposed Main Modification	Reason
MM377	Parts 17-20 in Policy LP28 – Gypsies and Travellers and Travelling Showpeople and its supporting text at paragraphs 7.1.11 to 7.1.17 (pages 147-148 and 154-155).	<p>Delete parts 17-19 of Policy LP28 – Gypsies and Travellers and Travelling Showpeople and paragraphs 7.1.11 to 7.1.17 of the supporting text, as follows:</p> <p>7.1.11 The Planning Policy for Travellers Sites (PPTS 2015) defines the travelling community as comprising Gypsies, Travellers and Travelling Showpeople. Gypsies and Travellers are defined in the PPTS as ‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such’. Travelling Showpeople are defined in the PPTS as ‘Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above’.</p> <p>7.1.12 In determining whether persons are ‘Gypsies and Travellers’ for the purposes of this policy, consideration should be given to the following issues amongst other relevant matters:</p> <p>a. Whether they previously led a nomadic habit of life;</p> <p>b. The reasons for ceasing their nomadic habit of life;</p>	<p>In order to be justified, effective and consistent with national policy, it is proposed to replace part of Policy LP28 and its supporting text with two New Policies and supporting text setting out the Council’s approach to the accommodation of Gypsies, Travellers and Travelling Showpeople.</p>

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		<p data-bbox="591 320 1644 384">c. — Whether there is an intention to living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</p> <p data-bbox="542 427 1659 600">7.1.13 The Council is required to plan for the future needs of Travellers in the Borough over the plan period up until 2036. In respect of those Gypsies and Travellers who do not lead a nomadic lifestyle, the Borough Council will continue to assess and plan to meet their needs as part of its wider responsibilities to plan to meet the accommodation needs of its settled community.</p> <p data-bbox="542 643 1648 959">7.1.14 The needs assessment for the purposes of decision making is the Gypsy and Traveller Accommodation Assessment (GTAA) (2016) (or successor document). The document covers the plan period to 2036. This document forms the main evidence base for the Local Plan review on this subject matter. The study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople. The GTAA has sought to establish the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the study area (King's Lynn & West Norfolk Borough area) through a combination of desk-based research, stakeholder interviews and engagement with members of the travelling community living on all known sites.</p> <p data-bbox="542 1002 1659 1283">7.1.15 The GTAA concludes that there is a need for an additional 5 pitches over the plan period to meet the traveller need and a possible need for an additional 2 plots for travelling show people to meet the need over the plan period. Based upon the GTAA (2016) it is considered that a criteria-based policy approach is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan review. It can provide an appropriate response to any proposals received to address the modest level of need identified. This combined approach for existing and new sites should ensure that the need is met, it should however be noted that needs assessments are reviewed periodically.</p> <p data-bbox="542 1326 1648 1390">7.1.16 National policy sets out a range of issues to consider when assessing applications for Traveller site development. In assessing new sites, the site should be in a sustainable location</p>	

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		<p>and should be in reasonable proximity to local services and facilities. Community infrastructure needs will include health, education and transport links. In order to deliver sustainable communities, and quality place making, development proposals will be required to consider the amenity of new residents and impacts on surrounding communities or other neighbours/neighbouring land uses such as businesses and open space in line with relevant spatial and design policies. In doing so, regard will be had to community cohesion and good design principles such as integration, ensuring no adverse impacts arise from new development. Residential housing mitigation requirements for European sites are also applicable to plots and pitches for Gypsies, Travellers and Travelling Showpeople.</p> <p>7.1.17 To ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, the Council will resist the loss of existing sites, including the conversion to permanent dwellings. Existing Traveller sites will therefore be safeguarded to meet the continuing housing needs of these communities ensuring that sites are not lost to competing uses. Unrestricted means not subject to conditions restricting the time of occupancy such as temporary or personal planning permission. The following policy will apply to any new permission granted as well as to existing sites.</p> <p>Policy LP28 Gypsies and Travellers and Travelling Showpeople</p> <p>17. The Local Plan review supports the provision of the following:</p> <ul style="list-style-type: none"> • additional pitches for Gypsy and Traveller households; • 2 additional plots for Travelling Showpeople. • <p>18. These additional pitches / plots (and any additional requirements associated with newly confirmed need from unknown households) will be secured via:</p> <ul style="list-style-type: none"> • Support for the expansion of existing sites; and / or • The provision of new sites where the criteria below are met. 	

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		<p>19. The provision of pitches and plots on new sites will be supported, having regard to the Gypsy and Traveller Accommodation Needs Assessment where:</p> <ul style="list-style-type: none"> a. The proposal meets the identified need; b. The site is otherwise suitable for residential development and the associated necessary infrastructure requirements will be made available as part of the development proposal; c. The site will have safe access to the highway and will not result in any unacceptable impact on the capacity and environment of the highway network; d. The site is in a sustainable location in reasonable proximity to relevant services and facilities including but not limited to transport, education, healthcare and other community infrastructure provision; e. The ability to achieve neighbourliness can be demonstrated in relation to the living conditions of current or future residents of the site and interaction with immediate neighbours and the wider settled community neighbourhood; and f. The site is sensitive to local character and does not have an adverse visual impact on the character and appearance of the surrounding landscape. <p>20. The Borough Council will work with partners in county or other appropriate groupings to keep under review a network of transit sites and appropriate provision for travelling showpeople across the count.</p>	
MM378	New Policies - Sites for Gypsies, Travellers and Travelling Showpeople and Caravans, Park Homes and	<p>Insert New Policies after Policy LP28 - Affordable Housing, together with supporting text, as follows:</p> <p><u>The overarching aim of the National Planning Policy for Traveller Sites (2023) is to ensure fair and equal treatment of the travelling community, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. As part of this, the Council is required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in the Borough. This is necessary to meet the requirements of the</u></p>	To ensure consistency with national policy in respect of the accommodations needs for Gypsies, Travellers and Travelling Showpeople.

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	Houseboats and their supporting text	<p><u>2010 Equality Act, given that Gypsies and Travellers are classified as having “protected characteristics”.</u></p> <p><u>The Gypsy and Traveller Accommodation Assessment (GTAA) undertaken in 2023, identifies the Gypsy and Traveller need in accordance with the definitions of Government Policy. This has been supplemented with information from the Council's Annual Caravan Count.</u></p> <p><u>The GTAA Technical Note 2024 identifies a need for a minimum of 100 additional permanent pitches by 2040, of which 72 pitches are needed by 2027/2028. There is also a need for an additional 5 plots for Travelling Showpeople with 4 plots to be delivered by 2027/2028. The evidence does not identify a need for any transit or temporary provision. It has been agreed through Duty to Cooperate that the Council and neighbouring authorities are able to meet their own needs in full, with no dependence on neighbouring areas.</u></p> <p><u>Gypsy and Traveller Accommodation Requirements to 2040</u></p>	

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		<p>The evidence shows that the Borough has a healthy supply of sites for Gypsies, Travellers and Travelling Showpeople which can meet the identified needs for the first five years of the Plan. This will be achieved through a combination of ; establishing or re-establishing pitches within existing sites; intensifying and/or extending authorised sites; and/or requiring current arrangements on sites owned by Gypsies and Travellers - who accord with the national policy</p> <table border="1" data-bbox="528 544 1682 863"> <thead> <tr> <th colspan="3" data-bbox="528 544 1682 584">Accommodation Requirements for Gypsies and Travellers to 2040</th> </tr> <tr> <th data-bbox="528 584 734 624"><u>Year period</u></th> <th data-bbox="734 584 983 624"><u>Dates</u></th> <th data-bbox="983 584 1682 624"><u>Number of Pitches</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="528 624 734 663"><u>0-5</u></td> <td data-bbox="734 624 983 663"><u>2024-2029</u></td> <td data-bbox="983 624 1682 663"><u>72</u></td> </tr> <tr> <td data-bbox="528 663 734 703"><u>6-10</u></td> <td data-bbox="734 663 983 703"><u>2030-2034</u></td> <td data-bbox="983 663 1682 703"><u>10</u></td> </tr> <tr> <td data-bbox="528 703 734 743"><u>11-15</u></td> <td data-bbox="734 703 983 743"><u>2035-2038</u></td> <td data-bbox="983 703 1682 743"><u>11</u></td> </tr> <tr> <td data-bbox="528 743 734 783"><u>16-17</u></td> <td data-bbox="734 743 983 783"><u>2038-2039</u></td> <td data-bbox="983 743 1682 783"><u>5</u></td> </tr> <tr> <td data-bbox="528 783 734 823"><u>17-18</u></td> <td data-bbox="734 783 983 823"><u>2039-2040</u></td> <td data-bbox="983 783 1682 823"><u>2</u></td> </tr> <tr> <td data-bbox="528 823 734 863"><u>Plan period</u></td> <td data-bbox="734 823 983 863"><u>2021-2040</u></td> <td data-bbox="983 823 1682 863"><u>100</u></td> </tr> </tbody> </table> <table border="1" data-bbox="528 863 1682 1182"> <thead> <tr> <th colspan="3" data-bbox="528 863 1682 903">Accommodation Requirements for Travelling Showpeople to 2040</th> </tr> <tr> <th data-bbox="528 903 734 943"><u>Year period</u></th> <th data-bbox="734 903 983 943"><u>Dates</u></th> <th data-bbox="983 903 1682 943"><u>Number of Plots</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="528 943 734 983"><u>0-5</u></td> <td data-bbox="734 943 983 983"><u>2024-2029</u></td> <td data-bbox="983 943 1682 983"><u>4</u></td> </tr> <tr> <td data-bbox="528 983 734 1023"><u>6-10</u></td> <td data-bbox="734 983 983 1023"><u>2030-2034</u></td> <td data-bbox="983 983 1682 1023"><u>0</u></td> </tr> <tr> <td data-bbox="528 1023 734 1062"><u>11-15</u></td> <td data-bbox="734 1023 983 1062"><u>2035-2038</u></td> <td data-bbox="983 1023 1682 1062"><u>1</u></td> </tr> <tr> <td data-bbox="528 1062 734 1102"><u>16-17</u></td> <td data-bbox="734 1062 983 1102"><u>2038-2039</u></td> <td data-bbox="983 1062 1682 1102"><u>0</u></td> </tr> <tr> <td data-bbox="528 1102 734 1142"><u>17-18</u></td> <td data-bbox="734 1102 983 1142"><u>2039-2040</u></td> <td data-bbox="983 1102 1682 1142"><u>0</u></td> </tr> <tr> <td data-bbox="528 1142 734 1182"><u>Plan Period</u></td> <td data-bbox="734 1142 983 1182"><u>2021-2040</u></td> <td data-bbox="983 1142 1682 1182"><u>5</u></td> </tr> </tbody> </table> <p>definition - to be formalised.</p> <p>Need for the remainder of the Plan period from 2030-2040 will be met through windfall sites, where these accord with the criteria in Part 2 of the proposed New Policy.</p>	Accommodation Requirements for Gypsies and Travellers to 2040			<u>Year period</u>	<u>Dates</u>	<u>Number of Pitches</u>	<u>0-5</u>	<u>2024-2029</u>	<u>72</u>	<u>6-10</u>	<u>2030-2034</u>	<u>10</u>	<u>11-15</u>	<u>2035-2038</u>	<u>11</u>	<u>16-17</u>	<u>2038-2039</u>	<u>5</u>	<u>17-18</u>	<u>2039-2040</u>	<u>2</u>	<u>Plan period</u>	<u>2021-2040</u>	<u>100</u>	Accommodation Requirements for Travelling Showpeople to 2040			<u>Year period</u>	<u>Dates</u>	<u>Number of Plots</u>	<u>0-5</u>	<u>2024-2029</u>	<u>4</u>	<u>6-10</u>	<u>2030-2034</u>	<u>0</u>	<u>11-15</u>	<u>2035-2038</u>	<u>1</u>	<u>16-17</u>	<u>2038-2039</u>	<u>0</u>	<u>17-18</u>	<u>2039-2040</u>	<u>0</u>	<u>Plan Period</u>	<u>2021-2040</u>	<u>5</u>	
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		<p><u>The proposed new policy framework in this document sets out the criteria against which planning applications will be assessed to meet the needs of Gypsies and Travellers over the Plan period. These criteria will also provide a robust framework to consider windfall proposals for any unidentified needs of the Gypsy and Traveller community during the Plan period. As with sites identified for the settled community, it is important that each Gypsy and Traveller site is considered in accordance with the principles of sustainable development.</u></p> <p><u>Similarly, it is vital that residents of these sites can access education, health and utilities, such as mains water supply, drainage, and community facilities in the same way that the settled community can. 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.</u></p> <p><u>A Gypsy and Traveller pitch is normally conditioned through a planning permission. The approach taken will be site-specific and will reflect the needs of the households expected to live on the site, the size of the site, and its location. Licenses are a legal requirement for all caravan sites and must be obtained from the Council's Housing Standards Team prior to occupation (a separate regulatory process).</u></p> <p><u>Caravans, Park Homes and Houseboats</u></p> <p><u>The Council also has a requirement to meet the accommodation needs of those who do not meet the planning definition for a Gypsy and Traveller or those who are classified as 'undetermined' within the GTAA 2023. Although most of these needs could be addressed via other housing related policies within this Plan, some of the need could also be met through provision for permanent caravans, park homes and houseboats. The New Policy provides a mechanism for such development and therefore contributes positively towards meeting the wider accommodation needs of the Borough.</u></p> <p><u>New Policy: Sites for Gypsies, Travellers and Travelling Showpeople</u></p>	

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		<p>1. <u>The following sites are allocated to meet the needs of Gypsies, Travellers and Travelling Showpeople up to 2027/28:</u></p> <p><u>Extension of existing authorised Gypsy and Traveller sites to provide 40 additional permanent pitches:</u></p> <table border="1" data-bbox="551 564 1659 879"> <thead> <tr> <th><u>Ref</u></th> <th><u>Site Name/address</u></th> <th><u>Number of Pitches to be Authorised</u></th> </tr> </thead> <tbody> <tr> <td><u>GT14</u></td> <td><u>Land at Blunts Drove</u></td> <td><u>12</u></td> </tr> <tr> <td><u>GT17</u></td> <td><u>Land at The Lodge, Small Lode, Upwell/Outwell</u></td> <td><u>9</u></td> </tr> <tr> <td><u>GT18</u></td> <td><u>Land at 2 Primrose Farm, Small Lode, Upwell/Outwell</u></td> <td><u>14</u></td> </tr> <tr> <td><u>GT21</u></td> <td><u>Land at Four Acres, Upwell/Outwell</u></td> <td><u>5</u></td> </tr> </tbody> </table> <p><u>Intensification of existing authorised Gypsy and Traveller sites to provide an additional 24 permanent pitches:</u></p> <table border="1" data-bbox="539 1023 1671 1366"> <thead> <tr> <th><u>Ref</u></th> <th><u>Site Name/address</u></th> <th><u>Number of additional Pitches in relation to their existing capacity</u></th> </tr> </thead> <tbody> <tr> <td><u>GT05</u></td> <td><u>19 - 121 Magdalen Road, Tilney St Lawrence</u></td> <td><u>1</u></td> </tr> <tr> <td><u>GT09</u></td> <td><u>Land at the Stables, Walpole St Andrews</u></td> <td><u>1</u></td> </tr> <tr> <td><u>GT11</u></td> <td><u>Homefields, (Western Side, Goose Lane), Marshland St James</u></td> <td><u>1</u></td> </tr> </tbody> </table>	<u>Ref</u>	<u>Site Name/address</u>	<u>Number of Pitches to be Authorised</u>	<u>GT14</u>	<u>Land at Blunts Drove</u>	<u>12</u>	<u>GT17</u>	<u>Land at The Lodge, Small Lode, Upwell/Outwell</u>	<u>9</u>	<u>GT18</u>	<u>Land at 2 Primrose Farm, Small Lode, Upwell/Outwell</u>	<u>14</u>	<u>GT21</u>	<u>Land at Four Acres, Upwell/Outwell</u>	<u>5</u>	<u>Ref</u>	<u>Site Name/address</u>	<u>Number of additional Pitches in relation to their existing capacity</u>	<u>GT05</u>	<u>19 - 121 Magdalen Road, Tilney St Lawrence</u>	<u>1</u>	<u>GT09</u>	<u>Land at the Stables, Walpole St Andrews</u>	<u>1</u>	<u>GT11</u>	<u>Homefields, (Western Side, Goose Lane), Marshland St James</u>	<u>1</u>	
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		<p><u>Extension and/or intensification of existing authorised sites for Travelling Showpeople to provide 4 additional plots at:</u></p>																												

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		<table border="1" data-bbox="568 316 1641 624"> <thead> <tr> <th data-bbox="568 316 936 416"><u>Ref</u></th> <th data-bbox="936 316 1261 416"><u>Site Name/address</u></th> <th data-bbox="1261 316 1641 416"><u>Number of additional Plots in relation to their existing capacity</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="568 416 936 488"><u>GT25</u></td> <td data-bbox="936 416 1261 488"><u>Land at the Oaks, Northwold</u></td> <td data-bbox="1261 416 1641 488"><u>2</u></td> </tr> <tr> <td data-bbox="568 488 936 624"><u>GT62</u></td> <td data-bbox="936 488 1261 624"><u>Land at Redgate Farm, Magdelan Road, Tilney St Lawrence</u></td> <td data-bbox="1261 488 1641 624"><u>2</u></td> </tr> </tbody> </table> <p data-bbox="591 632 1664 1342"> 2. <u>Proposals for the above allocations, for new sites, and for the extension or intensification of other existing authorised sites for Gypsies and Travellers and Travelling Showpeople, should, where appropriate:</u> <ol data-bbox="591 775 1664 1342" style="list-style-type: none"> <u>address an unmet need for Gypsy and Traveller or Travelling Showpeople Accommodation;</u> <u>be appropriate in scale to the character of the local area, and, in the case of an extension, in relation to the size of the existing site, and make effective use of brownfield land, where practicable, in line with Policy LP18 - Design and Sustainable Development;</u> <u>safeguard the amenity of neighbouring residents in line with Policy LP21 Environment, Design and Amenity;</u> <u>provide safe and suitable access to the highway network and sufficient access and turning space for emergency and refuse vehicles in line with Policy LP13 Transportation;</u> <u>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;</u> <u>have no unacceptable impact on heritage assets and their settings in line with LP20 – Historic Environment;</u> </p>	<u>Ref</u>	<u>Site Name/address</u>	<u>Number of additional Plots in relation to their existing capacity</u>	<u>GT25</u>	<u>Land at the Oaks, Northwold</u>	<u>2</u>	<u>GT62</u>	<u>Land at Redgate Farm, Magdelan Road, Tilney St Lawrence</u>	<u>2</u>	
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		<p>g. <u>have no unacceptable impact on biodiversity and environmental assets in line with Policy LP19 - Environmental Assets, Green Infrastructure, Landscape Character, Biodiversity and Geodiversity and Policy LP21 – Environment, Design and Amenity;</u></p> <p>h. <u>safeguard existing boundary treatments where they provide adequate screening and/ or use new boundary treatments and screening materials which are sympathetic to the existing urban or rural form in line with Policy LP19 – Environmental Assets, Green Infrastructure, Landscape Character, Biodiversity and Geodiversity;</u></p> <p>i. <u>ensure that amenity buildings or day rooms are the minimum size necessary to provide required facilities;</u></p> <p>j. <u>address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater) through a site-specific Flood Risk Assessment (FRA) in line with Policy LP25;</u></p> <p>k. <u>Provide a flood evacuation plan for the site that has been agreed by the Environment Agency and the Local Flood Authority.</u></p> <p>l. <u>provide a bespoke Habitat Regulations Assessment (HRA) in accordance with GIRAMS requirements for sites either within or just outside Impact Risk Zones (IRZ) for SSSIs, SACs, SPAs and Ramsar sites; namely, GT17, GT18, GT25, GT28, GT34, GT39, GT54, GT65 and GT66. This would also be a requirement for any windfall sites that are within or in close proximity to the boundary of an IRZ. For remaining sites, a project level HRA is required in accordance with GIRAMS.</u></p> <p>3. <u>Proposals which result in the loss of existing authorised Gypsy and Traveller sites will not be supported unless it can be demonstrated that there is no longer a need for such accommodation in the Borough.</u></p> <p><u>New Policy: Caravans, Park Homes and Houseboats</u></p> <p>1. <u>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 satisfy Policies LP13 Transportation, LP18 Design and Sustainable Development, LP19 Environmental Assets</u></p>	

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		<p data-bbox="640 320 1585 384"><u>- Green Infrastructure, Landscape Character, Biodiversity and Geodiversity, LP21 Environment, Design and Amenity.</u></p> <p data-bbox="591 427 1653 564">2. <u>Proposals for additional private houseboat moorings should, wherever possible, be situated where they would maximise opportunities to reduce the need to travel and encourage sustainable and active travel modes of transport in accordance with Policy LP13 – Transportation.</u></p>	