

## Topic Paper – Policy 5 Homes: Addendum on Gypsy and Traveller Sites

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## Summary

This addendum to the topic paper for Policy 5: Homes records the actions taken to meet the accommodation needs of Gypsies and Travellers. This topic paper addendum is divided into three parts which explain the work done by the Partnership during the period July 2021 to May 2023.

Part 1 identifies the number of pitches required for Gypsies and Travellers.

Part 2 describes the work done to find and to make recommendations to the inspectors on allocating the pitches required.

Part 3 explains what modifications to the Greater Norwich Local Plan (GNLP) Strategy and Sites Plans are proposed by the Partnership to make the plan sound in relation to meeting the accommodation needs of Gypsies and Travellers.

This addendum captures the work done up to May 2023 and recommends which sites should be allocated to meet the requirement for 35 pitches between April 2022 and March 2027. These sites are:

Place Name	Address	Site Reference	Pitches
Carleton Rode	Romany Meadow, The Turnpike	GNLP5020	6
Carleton Rode	Uppgate Street	GNLP5024	4
Cawston	Land off Buxton Road, Eastgate	GNLP5004R	4
Foulsham	Land off Reepham Road, The Oaks	GNLP5022	5
Stratton Strawless	Woodland Stable, Shortthorn Road	GNLP5019	4
Wymondham	Land at Strayground lane, Wymondham	GNLP5028 A and B	12
		<b>Total</b>	<b>35</b>

This addendum also considers the need for pitches up to March 2038. It recommends that this need should be met by the allocation of GNLP5013 for 10 pitches during the period 2028 to 2032, with 12 further pitches to be provided through windfall planning permissions to meet and slightly exceed the requirement for 52 pitches by March 2038.

In June 2023 the Partnership will be running further public consultation on three newly proposed sites: GNLP5025 at Woodyard, Reepham Road, Foulsham; GNLP5026 at Peddlars Turnpike, Guestwick; and GNLP5027 at Brick Kiln Road, Hevingham.

The recommendations in this addendum will be considered by councillors at cabinet meetings in June 2023 for Broadland, Norwich and South Norfolk councils. After the cabinet meetings, a site or sites from the further public consultation may be recommended to the inspectors under delegated authority. Then, most likely in late July 2023, the independent inspectors who are examining the GNLP will hold examination hearing sessions where the evidence and rationale for the choice of sites will be tested.

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Continuing to progress the GNLP to adoption is of importance to the three Greater Norwich authorities. It means Greater Norwich would have an up-to-date local plan with a clear and sustainable strategy and site allocations that would promote investment in our economy and the provision of the homes, jobs and infrastructure we need. By confirming our ongoing commitment to plan-led joint working, it would assist Greater Norwich in accessing national funding streams, especially for infrastructure and regeneration programmes.

## 1. Introduction

1.1. This document is an addendum to the Policy 5: Homes topic paper that was completed in September 2021. It gives an update on progress the Partnership has made in addressing the needs of Gypsies and Travellers through the local plan. This addendum concentrates on the key milestones since the GNLP was submitted for examination in July 2021 and recommends additional and main modifications for inclusion in the Greater Norwich Local Plan (GNLP).

1.2. The topic paper is divided into 3 sections.

1.3. Part 1 of this document identifies the number of pitches required in Greater Norwich from the base date of the latest Gypsies and Travellers Accommodation Assessment (GTAA) in April 2022 to the end of the GNLP period in 2038. It sets out how the findings of the GTAA are proposed to be included in policy, the Partnership's interpretation of the Government's Planning Policy for Travellers Sites (PPTS) guidance, and how the supply of windfall planning permissions for pitches can be reliably factored into future supply.

1.4. Part 2 of this document focuses upon the renewed efforts to finding landowners who are willing to propose either new sites or the expansion of existing sites. It covers the work done in engaging with site promoters, the assessment of sites, running of public consultation, and the selection of sites for allocation. This section also includes the Partnership's proposed trajectory and land supply for when new pitches will be developed.

1.5. Part 3 of this document explains how the work done since the plan's submission for examination translates into proposed modifications to Policy 5: Homes, and to supporting text in the strategy. Main modifications to the Sites Plan that allocate specific sites for Gypsy and Traveller accommodation are also proposed.

1.6. The topic paper also contains a series of appendices. The appendices are:

- Appendix A: Gypsy and Traveller Pitches Trajectory April 2022 to March 2038 ([H3.2](#))
- Appendix B: Site Assessment Information Update May 2023 ([H3.3](#))

- Appendix C: Authorised Residential Pitches in the Existing Supply of Gypsy and Traveller Pitches ([H3.4](#))
- Appendix D: Potential Pitches: An Analysis of Pitches with Planning Permission Available During the Current 5 Year Period ([H3.5](#))
- Appendix E: Historic Windfall Completions April 2017 to March 2022 ([H3.6](#))

## Part 1 – Identifying the Number of Pitches Required

### 2. The Gypsy and Traveller Accommodation Assessment (GTAA) 2022

2.1 After the submission of the GNLP for examination in 2021, the Partnership reviewed its approach to Gypsy and Traveller site provision. This included an update to the needs assessment work, and in June 2022 consultants RRR completed a new Gypsy and Traveller Accommodation Assessment (GTAA) on the Partnership's behalf that superseded the previous study ([B8.1](#)).

2.2 Paragraph 7.4 of the GTAA June 2022 ([B8.3](#)) identifies a requirement for 50 pitches to meet the needs of people of ethnic Gypsy and Traveller background from April 2022 to the end of the plan period in 2038. As well as the methodology for its findings being explained in the report, the GTAA is evidenced by Appendix C to this topic paper (Authorised Residential Pitches in the Existing Supply of Gypsy and Traveller Pitches) ([H3.4](#)).

2.3 A further piece of supporting evidence to the GTAA is in Appendix D to this topic paper (Potential Pitches: An Analysis of Pitches with Planning Permission Available During the Current 5 Year Period) ([H3.5](#)). Appendix B lists which planning permissions have been deducted from the need on the assumption that they will be completed in the 5-year period from April 2022 to March 2027.

2.4 Since the GTAA was published in June 2022 some minor changes have occurred. These changes are as follows:

- a) In August 2022, an additional pitch at Forncett St Peter ([reference 2015/0505](#)) was identified, which was consented in 2015 and is occupied. This increases the occupied permanent pitches from 97 to 98, but does not affect the findings of the GTAA, as it is neutral in terms of both accommodation need and supply.
- b) In September 2022 it became apparent that 3 fewer pitches than previously anticipated are to be delivered at Swanton Road. Whilst the construction of 13 new pitches at Swanton Road is near completion as planned, the reconfiguration and refurbishment of the existing 18 pitches will now not provide the extra 3 pitches that had been envisaged because to do so would reduce the spacings between the caravans and not meet fire regulations. This means that Swanton Road will grow to

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31 pitches, instead of 34 pitches, and the 3 pitches should be added to the findings of the GTAA.

- c) In October 2022, a query was raised with consultants RRR about the location of transit pitches in the area. This showed spired that the currently closed transit site in South Norfolk will provide 6 transit pitches and not 10 when it reopens. However, this does not alter the conclusions of the GTAA because consultants RRR recommend a negotiated approach to transient Gypsies and Travellers through the area.
- d) In January 2023 a single pitch was approved in Yelverton ([reference 2022/2106](#)). It is assumed this permission will be completed within the current 5-year period to March 2027, and consequently the need for pitches decreases by 1.

2.5 These minor changes in pitch numbers since the June 2022 GTAA was published are set out in the following table:

Table 1: Updates to the GTAA June 2022

Sources of Pitches	June 2022 GTAA	Revised at May 2023	Change (Pitches)
Occupied Pitches	97	98	1
Vacant Authorised Pitches	4	4	0
Potential Authorised	27	25	-2
Temporary Authorised Pitches	0	0	0
Transit Pitches	10	6	-4
Total	138	133	-5

2.6 Of these changes the key difference is the reduction of 2 pitches in the potential supply of pitches over the 5-year period April 2022 to March 2027. The consequence of this is that the requirement increases from 28 to 30 pitches over years 1-5 and the overall requirement over years 1-16 increases from 50 to 52 pitches.

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Table 2: Summary of Gypsy and Traveller Accommodation Pitch Needs over 16 Years (Ethnic definition)

Period (years)	GTAA June 2022	Revised at May 2023
Years 1-5 (April 2022 to March 2027)	28	30
Years 6-10 (April 2027 to March 2032)	10	10
Years 11-15 (April 2032 to March 2037)	10	10
Year 16 (April to March 2027)	2	2
Years 1-16 total	50	52

2.7 These pitch figures form the basis of the accommodation needs the Partnership will seek to fulfil. The requirement is to allocate 30 pitches to be completed between April 2022 and March 2027; and to be assured of an overall supply including windfall for 52 pitches by March 2038.

### 3. The Planning Policy for Traveller Sites (PPTS) and the Lisa Smith Court of Appeal Case

3.1 The June 2022 GTAA included an alternative needs figure for pitches based on the 2015 Planning Policy for Traveller Sites (PPTS). These figures, which are shown in the table below, show a lowered need for pitches because they are limited to those Gypsies and Travellers who have not ceased to travel.

Table 3: Summary of Gypsy and Traveller Accommodation Pitch Needs over 16 Years (PPTS definition)

Period	PPTS 2015 definition
Years 1-5	10
Years 6-10	8
Years 11-15	8
Year 16	2
Years 1-16	29

3.2 On 31st October 2022, the Court of Appeal handed down [a judgement](#) in the case of Lisa Smith which related to the legitimacy of how the PPTS 2015 narrows the definition of Gypsies and Travellers for planning purposes. It concluded that any PPTS definition that excludes some Gypsies and Travellers is discriminatory. As a result, the Partnership has concluded against applying the PPTS 2015 definition of needs.

3.3 The Partnership has decided instead to seek to meet the full need for Gypsies and Travellers on the basis that the defining characteristic of this ethnic group is not their nomadic lifestyle but the act of living in a caravan. This approach is backed up by a recent local plan examination outcome in Central Lincolnshire, appeal findings, the legal view from our King's Counsel and the view of our consultants.

#### 4. Windfall Assumption

4.1 Windfall developments, which are planning consents issued on sites not allocated in a local plan, are how the Greater Norwich authorities have met needs for Gypsies and Travellers in the past. This trend shows no signs of stopping, and the Partnership is of the view that some counting of windfall should be added into future anticipated supply.

4.2 The approach of counting some windfall in future supply is recognised in paragraph 71 of the NPPF in respect to forecasting housing sites. The Partnership believes the same approach applies to Gypsy and Traveller sites, especially as the Planning Policy for Traveller Sites (PPTS) 2015 is silent on how windfall should be considered. However, to be cautious about not overly relying on windfall, and so as not to neglect the PPTS requirement to focus on specific site allocations and broad locations for the first 10 years of the plan period, the Partnership is only forecasting a modest windfall allowance over the later years of the plan period.

4.3 Confidence in the reliability of windfall supply is provided by the criteria-based requirements in existing development management policies, the positive approach set out in Policy 5 of the GNLP and the strong record of pitch delivery which has been achieved in recent years.

4.4 As shown in table 4 below, the overall historic rate of pitch delivery since 2009/10 is 4 pitches per year. The more recent 5-year average delivery is 2 pitches per year.



Table 4: Pitches Completed from Windfall Planning Permissions

Monitoring Year	Pitches completed	Policy context
2009/10	8	Pitch numbers derived from RSS
2010/11	6	JCS adopted March 2011
2011/12	6	
2012/13	18	
2013/14	1	Amendments to JCS adopted January 2014
2014/15	0	Development Management policies adopted
2015/16	0	
2016/17	4	
2017/18	2	
2018/19	1	
2019/20	3	
2020/21	0	
2021/22	4	GTAA baseline April 2022
<b>Total</b>	<b>53</b>	
<b>Overall annual average</b>	<b>4</b>	
<b>Last 5-year annual average</b>	<b>2</b>	

- 4.5 Taking a cautious approach, the Partnership proposes applying the most recent 5-year average of 2 windfall pitches per year rather than the long-term 4 pitch average, then adding a further reduction to 1.25 pitches per year. Over the period 2028/29 to 2037/28 this equals 12 pitches. 12 pitches over 10 years is shown in the housing trajectory, striking a balance between caution about anticipated windfall supply, whilst not overlooking a reliable source of Gypsy and Traveller pitches.
- 4.6 The monitoring framework to the plan includes an annual update of delivery progress on Gypsy and Traveller pitches. This would inform an update the plan if necessary.

## Part 2 – Identifying the Sites

### 5. Work to identify Gypsy and Traveller Sites Prior to Submission to the Secretary of State in July 2021

- 5.1 From 2017 to 2020 the Partnership ran a Call for Sites and three stages of Regulation 18 public consultation prior to reaching the [Regulation 19 Publication in February 2021](#). No sites were submitted for Gypsy and Traveller accommodation through the call for sites or consultations. During the Regulation 18 consultation of 2018 the Partnership

considered various options for how Gypsy and Traveller sites could be provided, which are detailed at paragraph 6.116 of the [Growth Options consultation document](#).

5.2 In 2021 the Regulation 19 Publication did not allocate sites for Gypsies and Travellers but a criteria-based policy for permitting sites was included and [paragraph 279](#) of the supporting text to Policy 5: Homes explains how 51 pitches will be required between 2022 and 2038. The need for 51 pitches was revised to 64 pitches later in 2021, as paragraph 47 of Topic Paper 5: Homes describes ([D3.6](#)), but this has subsequently been superseded by the Gypsy and Traveller Accommodation Assessment (GTAA) that was published in June 2022 ([B8.3](#)).

## **6. Work to Identify Gypsy and Traveller Sites between July 2021 to July 2022**

6.1 At the time of submitting the GNLP for examination it was not possible to allocate specific land for Gypsies and Travellers due to a lack of site submissions from willing landowners. However, as documented in paragraph 44 of Topic Paper for Policy 5: Homes, the Partnership committed at their meeting on 24<sup>th</sup> June 2021 and through subsequent council reports “*to proactively identify and bring forward sufficient Gypsy and Traveller sites to meet identified needs in accordance with the criteria-based policies of the current and emerging Development Plans*” ([D3.6](#))

6.2 From July 2021 the Partnership endeavoured to find more sites. In July 2022 cabinets at each of the councils were asked to agree a public consultation on Gypsy and Traveller site allocations at sites in Cawston, Costessey, and Wymondham. For reasons set out in a letter to the inspectors on 2<sup>nd</sup> September 2022 ([D5.4D](#)) there was no unanimous agreement amongst the councils for a public consultation on just the sites at Cawston, Costessey, and Wymondham, so the Partnership began a new course of action.

## **7. Correspondence in September 2022 to Confirm the Timetable and Process for Gypsy and Traveller Site Identification**

7.1 From autumn 2022 the Partnership commenced a renewed piece of work to identify more Gypsy and Traveller sites that could command the support of the partner authorities and be advanced as main modifications to the GNLP. A letter dated 2nd September 2022 from the Partnership to the inspectors (examination document [D5.4D](#)) set out the methodology the Partnership proposed to do this work, along with the timetable for agreeing a public consultation by January 2023. To date the timetable has been met, and the site assessment criteria that are set out in Appendix A of [D5.4D](#) have been applied to the sites that have been identified.

## **8. Community Engagement from the Norfolk and Suffolk Gypsy, Roma and Traveller Service on behalf of the Partnership between November 2022 and January-March 2023**

- 8.1 As sites had not previously been submitted for Gypsy and Traveller accommodation, the Partnership directly engaged Norfolk and Suffolk Gypsy, Roma and Traveller Service (NSGRTS) to establish if members of the Gypsy and Traveller community knew of existing sites that could be expanded or whether any other landowners wanted to bring forward new sites. During November 2022 NSGRTS staff visited 14 existing Gypsy and Traveller sites, engaging directly with members of the community at 8 sites ([H8.1](#)).
- 8.2 The NSGRTS has long-established contacts into the local Gypsy and Traveller community, and this rapport and trust is evident because the work done was influential in bringing forward sites at:
- GNLP5020 Romany Meadow, The Turnpike, Carleton Rode;
  - GNLP5021 Land off Holt Road, Horsford; and
  - GNLP5022 Land off Reepham Road, The Oaks, Foulsham.
- 8.3 The Partnership reappointed NSGRTS to assist with encouraging participation in the [Gypsy and Traveller Sites Focused Consultation](#) that ran between 30<sup>th</sup> January and 20<sup>th</sup> March 2023. NSGRTS made written representations referenced as ID 24733 and 25101 against [paragraph 6](#) of the consultation document; and, their engagement work enabled a further site to come forward:
- GNLP5027 Brick Kiln Road, Hevingham

## 9. Re-analysis of Allocated Sites to Accommodate Gypsy and Traveller Pitches

- 9.1 Between September and November 2022 officers conducted a systematic review of all allocations within the GNLP to see if any of the sites could also accommodate Gypsy and Traveller provision. The process followed a series of steps to focus on potential sites and to filter out unsuitable sites. These steps involved ruling out sites:
1. That were being deleted from the GNLP;
  2. Where the proposed use is incompatible, such as for open space, burial grounds, and specific university-related uses;
  3. Below 1 ha or 50 dwellings where sufficient land would not be available; and,
  4. Where a planning application had been submitted or negotiations through the development management process had advanced to a point where it would be unreasonable to require Gypsy and Traveller pitches.
- 9.2 Following this systematic approach officers contacted the landowners and agents for 8 different sites on several occasions by both email and telephone. Most landowners and agents did not reply, and of those that did reply, none intended to provide land for Gypsy and Travellers.
- 9.3 This led to the conclusion that none of the other allocations in the GNLP had the potential to be modified in a way to accommodate pitches for Gypsies and Travellers.

## 10. Gypsy and Traveller Site Search by Agents Brown & Co on behalf of the Partnership

10.1 In November 2022 the Partnership instructed Brown & Co to contact landowners to identify potential Gypsy and Traveller sites. The outcome of their work is described in a letter dated 5th January 2023 ([H8.2](#)). However, to date no new sites have come forward via this work stream, despite Brown & Co making contact with their landowner clients, general marketing, and undertaking Land Registry searches. This underlines how challenging it can be to identify willing landowners for Gypsy and Traveller sites.

## 11. GNLP Gypsy and Traveller Sites Focused Consultation January 2023 (H1.1)

11.1 In January 2023 the Partnership authorities agreed to run a public consultation between 30<sup>th</sup> January and 20<sup>th</sup> March 2023 on 10 favoured sites and 1 reasonable alternative. The Summary of Consultation report ([H6.1](#)) summarises and provides responses on how issues raised are being addressed.

11.2 Table 5 below gives a brief summary of the consultation feedback on the sites and sets out whether or not the sites should now be recommended to the inspectors for allocation in the plan.

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Table 5: Summary of Recommendations for Sites Consulted upon between 30<sup>th</sup> January and 20<sup>th</sup> March 2023

Reference	Address	Summary	Recommended for Allocation
GNLP5004	Land off Buxton Road, Eastgate, Cawston	Some opposition to site GNLP5004 was expressed through the public consultation, and a comment was raised about the site boundary being drawn incorrectly. This correction means the site area reduces from 0.12 ha to 0.09 ha. Although the pitch sizes will be reduced to approximately 225 sqm per pitch, 4 pitches can reasonably be accommodated.	Yes
GNLP5005	Strayground Lane, Wymondham Recycling Centre	GNLP5005 did not receive any significant opposition during the public consultation. The site continues to be promoted by the landowner and further work has identified that it is now likely to be deliverable in the next 5 years. As there would be a net reduction in vehicle movements compared with the current use, highways have not expressed the concerns over this small site.	Yes
GNLP5009	Hockering Lane, Bawburgh	Significant opposition was expressed to site GNLP5009 through the public consultation. Amongst other issues, the highway implications to Hockering Lane were raised as a particular area of concern. Following the public consultation, the landowner has decided to withdraw the site from the local plan process, meaning that it is no longer an achievable allocation.	No
GNLP5014	A47 North Burlingham Junction	Significant opposition was expressed to site GNLP5014 through the public consultation. National Highways responded to the consultation stating that all the land identified as a potential broad location for Gypsy and Traveller accommodation is now required for landscaping and drainage improvements associated to the Blofield to North Burlingham A47 road improvement scheme. The site has	No

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Reference	Address	Summary	Recommended for Allocation
		therefore been withdrawn from the local plan process.	
GNLP5019	Woodland Stable, Shorthorn Road, Stratton Strawless	GNLP5019 did not receive any significant opposition during the public consultation, the site continues to be promoted by the landowner and can be developed in the next 1 to 3 years.	Yes
GNLP5020	Romany Meadow, The Turnpike, Carleton Rode	GNLP5020 did not receive any significant opposition during the public consultation, the site continues to be promoted by the landowner and can be developed in the next 1 to 5 years.	Yes
GNLP5021	The Old Produce Shop, Holt Road, Horsford	Some opposition was expressed to site GNLP5021 through the public consultation. Following the consultation, the landowner has reconsidered the site's promotion and has decided to withdraw it from the local plan process, meaning that it is no longer an achievable allocation. The landowner's decision was partly based on comments posted on social media.	No
GNLP5022	The Oaks, Foulsham	GNLP5022 did not receive any significant opposition during the public consultation, the site continues to be promoted by the landowner and can be developed in the next 1 to 3 years.	Yes
GNLP5023	Strayground Lane, Wymondham	GNLP5023 did not receive any significant opposition during the public consultation, the site continues to be promoted by the landowner, and could be made available in the next 5 years. However, there remains a concern over highways access and the implications of vehicle movements along Strayground Lane. As well as the narrowness of Whartons Lane and Strayground Lane, which would require improvements to passing bays, a concern is the visibility splay at the junction of London Road (B1172). Whilst GNLP5023 remains a recommendation for allocation, further	Yes

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Reference	Address	Summary	Recommended for Allocation
		highways assessment work has been undertaken by the site promoter and more discussions are taking place with the Highway Authority. This issue may be a matter for discussion at the examination.	
GNLP5024	Upgate Street, Carleton Rode	GNLP5024 did not receive any significant opposition during the public consultation, the site continues to be promoted by the landowner, and can be developed in the next 1 to 3 years.	Yes
GNLP5013	Ketteringham Depot	GNLP5013 did not receive any significant opposition during the public consultation and the site continues to be promoted by the landowner. Although there are some constraints related principally to its location and the need to assess possible land contamination prior to redevelopment, GNLP5013 provides the opportunity for a new Gypsy and Traveller site on publicly owned land. This will provide potential access to public investment from Homes England and possibly enable the construction of new pitches by a registered housing provider. Once the existing depot is relocated, GNLP5013 could make a valuable contribution to the supply of pitches in approximately 5 years' time.	Yes

11.3 Three further sites were proposed through the consultation. As set out in table 6 below, officers have undertaken an initial assessment of them.

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Table 6: Summary of Recommendations for Sites Proposed between 30<sup>th</sup> January and 20<sup>th</sup> March 2023

Reference	Address	Summary	Recommended for Allocation
GNLP5025	Woodyard, Reepham Road, Foulsham	GNLP5025 is a newly promoted site which came forward during the public consultation. This is an existing Gypsy and Traveller site proposed for expansion. Although the landowners intend to provide additional pitches during the next 1 to 3 years, the initial assessment raises concerns from a highway safety perspective. The site, which is to the east of Foulsham, is located on a bend of the Reepham Road. Allowing more pitches on this site could lead to an increase in vehicle movements using what is a difficult access on an acute bend. For this reason, based on the information available, GNLP5025 is not proposed for allocation in the local plan.	No
GNLP5026	Peddlers Turnpike, Guestwick	GNLP5026 is a newly promoted site which came forward during the public consultation. This land is currently used as paddocks, and although the landowner wants to provide additional pitches during the next 1 to 3 years, an initial assessment raises concerns from a highway safety perspective. The site, which is in the parish of Guestwick to the north-east of Foulsham, is located on a bend of a single-width rural lane, Peddlars Turnpike. GNLP5025 is therefore not proposed for allocation for highway safety reasons and because it relies on a remote, rural highway network.	No
GNLP5027	Brick Kiln Road, Hevingham	GNLP2027 is a newly promoted site which came forward during the public consultation. This is an existing site proposed for expansion. An initial assessment indicates it is suitable for development and is deliverable in the next 1 to 3 years. This initial assessment is subject to the satisfactory outcome of further public consultation.	Yes

11.4 The three sites which came forward during the Focused Consultation are yet to be subject to public consultation. In order to provide a consistent and informed basis the



intention is to run a four-week consultation during June 2023 for the three sites GNL5025 at Woodyard, Reepham Road, Foulsham; GNL5026 at Peddlars Turnpike, Guestwick; and, GNL5027 at Brick Kiln Road, Hevingham. The outcome of this further public consultation work ([H1.2](#)) will be known in advance of the examination hearing sessions scheduled for late July 2023.

## **12. Focused Consultation Site Assessment Information January 2023 (H2.1 and Updated Assessment Information May 2023 (H2.1)**

12.1 Officers within the GNL5 Team prepared a background evidence document entitled Site Assessment Information to evidence the work done in assessing the proposed Gypsy and Travellers sites. This follows the site assessment booklets process used for all the other site allocations in the GNL5. This Site Assessment Information was consulted upon as part of the public consultation that commenced on 30th January ([H2.1](#)).

12.2 In the Site Assessment Information each site is compared against 14 suitability criteria. Although adapted to the needs of Gypsy and Traveller sites, these are similar to the Housing and Economic Land Availability Assessment (HELAA) criteria that were applied to other housing, employment, and mixed-use sites. A 'red', 'amber' or 'green' rating is given for each site against the 14 suitability criteria, plus there are conclusions about each site's suitability, availability and achievability.

12.3 The Site Assessment Information has been informed by the SA and HRA documents which have been prepared by consultants on the Partnership's behalf. All of these findings have helped in drafting site allocation policies. Details about sites considered both reasonable and unreasonable for allocation as a Gypsy and Traveller site are documented in the Site Assessment Information.

12.4 In May 2023, following public consultation, the Site Assessment Information was updated (see Appendix B: Gypsy and Traveller Site Assessment – Focused Consultation Update May 2023, [H3.3](#)). This work captures any new information that has arisen out of the consultation process. Again, these findings have been used to strengthen the policies for each of the proposed sites.

## **13. Sustainability Appraisal Report January 2023 (H4.1) and Updated Report May 2023 (H4.2)**

13.1 Preparation of the GNL5 has been assisted by Lepus Consulting which has prepared a Sustainability Appraisal (SA) for the local plan, and this approach was continued in considering the proposed site allocations for Gypsy and Traveller pitches. Lepus prepared a Gypsy and Traveller Sites SA Addendum in January 2023 which was consulted upon as part of the public consultation that commenced on 30th January ([H4.1](#)).

13.2 The work by Lepus studied the 10 favoured sites and 1 reasonable alternative site, assessing them against a methodology consistent with the same assessment process as applied to other sites proposed for allocation in the local plan. The assessment methodology assisted in identifying both positive and negative potential impacts of each of the proposed Gypsy and Traveller sites. These findings were used to strengthen the policies for each of the proposed sites.

13.3 In May 2023, following public consultation, Lepus updated its Gypsy and Traveller Sites SA Addendum ([H4.2](#)). This work has captured any new information that has arisen out of the consultation process. Again, these findings were used to strengthen the policies for each of the proposed sites.

#### **14. Habitats Regulations Assessment Report January 2023 (H5.1) and Updated Report May 2023 (H5.2)**

14.1 Preparation of the GNLP has been assisted by the consultancy the Landscape Partnership which has prepared a Habitats Regulations Assessment (HRA) for proposed allocations in the local plan, and this approach was continued in considering the proposed site allocations for Gypsy and Traveller pitches. The Landscape Partnership prepared a HRA Gypsy and Traveller Sites Addendum in January 2023 which was consulted upon as part of the public consultation that commenced on 30th January ([H5.1](#)).

14.2 The work done by the Landscape Partnership considered all the proposed sites, as well as the in-combination effects of all development proposed by the GNLP. It concluded that, subject to satisfactory policy modifications, no adverse effects would arise upon the integrity of European designated conservation sites. Specifically, none of the proposed Gypsy and Traveller sites are within 1.5 km of a European designated conservation site, so no direct recreational impact would arise. However, the HRA points out that just like standard housing, Gypsy and Traveller sites will be subject to Green Infrastructure and Recreational Impact Avoidance Strategy (GIRAMS) tariff payments and must provide mitigation to address nutrient levels in the river basin catchments of the Wensum and Broads.

14.3 In May 2023, following public consultation, the Landscape Partnership updated its HRA Gypsy and Traveller Sites Addendum ([H5.2](#)). This work has captured any new information that has arisen out of the consultation process but reached the same conclusion of no adverse effects upon 'European sites'.

#### **15. GNLP Gypsy and Traveller Sites Focused Consultation 30<sup>th</sup> January to 20<sup>th</sup> March 2023 Summary of Consultation produced May 2023 (H6.1)**

15.1 The Gypsy and Traveller Sites Focused Consultation was publicised through notification emails sent to statutory organisations, parish and town councils and district and county council councillors. A notification email was also sent to 2,406 respondents

who had commented at the Regulation 19 Publication stage in February 2021 and had requested that they be kept informed about general updates to the local plan. The website was also updated to include the consultation.

15.2 Respondents to the consultation were asked to make their representations via the website, [www.gnlp.org.uk](http://www.gnlp.org.uk), but there were options to reply by post or email if people preferred. Questions were also answered by telephone, and at the request of councillors, officers attended an in-person meeting. This was a meeting at Lingwood Village Hall which was facilitated by Lingwood Parish Council.

15.3 The results of the consultation are summarised in the Summary of Consultation report ([H6.1](#)) which states that 510 respondents made a total of 660 representations, of which 85% were objections, 2% were in support and 13% were neutral comments. These valid representations are published on the GNLP website. Not all representations received by the Partnership were published immediately because 80 contained inappropriate content. 31 responses were subsequently published as valid representations after the respondent revised them, leaving 49 that were not put online due to inappropriate content.

15.4 The Summary of Consultation document itself is composed of two separate tables.

- ‘Table 1 – Summary of comments by document section’ is structured according to the section headings of the consultation document, and after summarising the key issues, lists consequent follow-up actions for the GNLP Team.
- ‘Table 2 – Summary of comments by site’ is structured by listing each site in turn, and after summarising the key issues, lists consequent follow-up actions for the GNLP Team.

## **16. Five Year Land Supply from April 2022 to March 2027, Calculated at May 2023 and including Proposed Allocated Sites**

16.1 Based on the information currently available, as of May 2023, the Partnership can demonstrate 5-year supply of Gypsy and Traveller pitches against the evidenced requirement. As shown in Table 7 below, there is a requirement for 30 pitches between April 2022 and March 2027. Based on the available information there are 35 pitches to allocate that can deliver over that period.

# Greater Norwich Local Plan

Table 7: 5-Year Land Supply for Gypsy and Traveller Pitches 1 April 2022 to 31 March 2027

Row ID	Greater Norwich Gypsy and Traveller Land Supply 1 April 2022 to 31 March 2027	
a	Total requirement 1 April 2022 to 31 March 2038 from GTAA 2022	52
b	Annual Requirement from GTAA 2022 (a/16 years)	3.3
c	Number of Pitches Required 1 April 2022 to 31 March 2027 from GTAA 2022	30
d	Supply of Pitches Projected from Allocations 1 April 2022 to 31 March 2027	35
e	Supply of Pitches Projected from Windfall 1 April 2022 to 31 March 2027	0
f	Revised Annual Requirement (c/5 years)	6.00
g	Supply of Pitches (d+e)	35
h	Shortfall/Surplus of Supply (d-c)	5
i	Supply in Years (g/f)	5.8

16.2 Having a 5.8- year supply gives an adequate buffer to allow for the delay or fall-out of sites. Table 8 below sets out the sites proposed for allocation to provide the 35 pitches.

16.3 This proposed approach does not include any windfall planning permissions which may come forward and count towards supply.

# Greater Norwich Local Plan

Table 8: Extract from the Gypsy and Traveller Pitches Trajectory Showing Allocated Sites in the 5-Year Land Supply from April 2022 to March 2027 (Appendix A)

Place Name	Address	Site Reference	Pitches
Carleton Rode	Romany Meadow, The Turnpike	GNLP5020	6
Carleton Rode	Upgate Street	GNLP5024	4
Cawston	Land off Buxton Road, Eastgate	GNLP5004R	4
Foulsham	Land off Reepham Road, The Oaks	GNLP5022	5
Stratton Strawless	Woodland Stable, Shortthorn Road	GNLP5019	4
Wymondham	Land at Strayground lane, Wymondham	GNLP5028 A and B	12
		<b>Total</b>	<b>35</b>

- 16.4 The sites consulted on at Strayground Lane, GNLP5005 and GNLP5023, have been combined into one site. The purpose of this is to ensure that development on Strayground Lane cannot take place until after the waste recycling centre has closed. Recent work has identified that the site is now likely to be deliverable in the next 5 years. While the consultation has not identified any reasons this site being undeliverable, there remains a concern over highways access and vehicle movements along Strayground Lane as identified in table 5 above.
- 16.5 If consultation findings on the three recently proposed sites identified in paragraph 11.3 above at the end of June indicate that one or more of these sites are suitable, then it may be prudent to recommend to the examination that an additional site or sites are allocated to provide assurance that there will be enough pitches to meet overall need. Such a recommendation could be negotiated in accordance with the delegated authority sought in the cabinet reports on this issue.
- 16.6 Initial assessment work of site GNLP5027 at Brick Kiln Road, Hevingham suggests it is suitable for allocation, therefore the site could be allocated or come forward as a windfall planning permission.

## **17. Trajectory of Gypsy and Traveller Sites from April 2022 to March 2038 including Existing Permissions, Allocated Sites and Windfall (Appendix A)**

- 17.1 During April and May 2023 a trajectory was compiled for when allocated and windfall Gypsy and Traveller pitches are forecast to be built out. This spreadsheet is provided as Appendix A to this topic paper (Gypsy and Traveller Pitches Trajectory April 2022 to March 2038, [H3.2](#)).
- 17.2 For sites that the GNLP recommends for allocation efforts have been made to engage with the landowner and to agree together a Joint Delivery Statement (JDS) about likely timescales for development. For windfall sites included in the trajectory, evidence has been compiled from a combination of site visits, planning application information, or in the absence of better information an assumed reasonable time for completion. Table 9 provides the justification for the trajectory assumptions:

# Greater Norwich Local Plan

Table 9: Table of Gypsy and Traveller Pitch Delivery Forecasts

Reference	Address	Commentary for Trajectory
GNLP5020	Romany Meadow, The Turnpike, Carleton Rode	Joint Delivery Statement ( <a href="#">H7.1</a> ) has been agreed with the landowner who estimates that building will start in the next 1 to 2 years. All 6 pitches would be likely to be complete by March 2027. As per the landowner's forecast, the trajectory forecasts 3 pitches for 2025/26 and 3 for 2026/27.
GNLP5024	Land off Upgate Street, Carleton Rode	Joint Delivery Statement ( <a href="#">H7.2</a> ) has been agreed with the landowner who estimates the completion of 4 pitches over the next 1 to 4 years. As per the landowner's forecast the trajectory forecasts 2 pitches in 2024/25 and 2 pitches in 2025/26.
GNLP5004R	Land off Buxton Road, Eastgate, Cawston	A Joint Delivery Statement ( <a href="#">H7.3</a> ) is agreed with the landowner. The existing landowner may take until 2024/25 to dispose of the site, and a new purchaser may take up to another 1-2 years to develop the pitches. On this basis, the trajectory forecasts 4 pitches for 2026/27.
GNLP5022	Land at the Oaks, Reepham Road, Foulsham	Joint Delivery Statement ( <a href="#">H7.4</a> ) is agreed with the landowner who estimates 1 pitch to be completed in 2023/24 and 4 pitches to be completed in 2024/25. The landowner has employed a planning agent to begin preparatory work for a planning application, and as per the landowner's forecast the trajectory anticipates 1 pitch being delivered in 2023/24 and the delivery of 4 pitches in 2024/25.
GNLP5013	Land at Ketteringham Depot	A Joint Delivery Statement is being sought with the landowner. In the meantime, it is assumed that the existing landowner may take until 2026/27 to dispose of the site, and a new purchaser may take up to another 2 years to develop the pitches. On this basis the trajectory forecasts 5 pitches for 2028/29 and 5 pitches for 2029/30.

# Greater Norwich Local Plan

Reference	Address	Commentary for Trajectory
GNLP5019	Land north of Shortthorn Road, Stratton Strawless	A Joint Delivery Statement ( <a href="#">H7.5</a> ) has been agreed with the landowner who estimates completion could be as soon as December 2024 but has cautiously estimated delivery by March 2026. The land shown as GNLP5019 already has planning permission for 4 pitches (20211657), but a new application (20222073) could see this area provide 8 pitches. As per the landowner's forecast, the trajectory shows the 4 pitches which have already been permitted being delivered in 2024/25. The 4 newly allocated pitches are estimated to be delivered in 2025/26.
GNLP5028 Parts A and B	Land at Strayground Lane, Wymondham	<p>For Part A of the site discussions are taking place with the landowner about a Joint Delivery Statement. As of May 2023, the landowner continues to actively promote the site, and as per the January 2023 Site Assessment the site could come forward within 3 to 5 years. On this basis 5 pitches are forecast for delivery in 2025/26, and 5 in 2026/27.</p> <p>For Part B of the site a Joint Delivery Statement is being agreed with the landowner who estimates being able to dispose of the site in spring/summer 2025. This depends upon the existing waste recycling centre moving, and a purchaser being able to build the pitches within the next 2 years. As per the landowner's forecast, the trajectory forecasts 2 pitches for 2026/27.</p>
2022/2106	Land East Of The Bungalow Loddon Road Yelverton	This application was decided on 26th January 2023 and a further application to discharge conditions ( <a href="#">2023/0232</a> ) is pending determination. On this basis, the trajectory assumes completion of the 1 permitted pitch in 2024/25. However, this pitch does not contribute to the 5-year land supply as it has previously been counted as part of potential supply (see Appendix D, Potential Pitches).



# Greater Norwich Local Plan

Reference	Address	Commentary for Trajectory
20211657	Land north of Shortthorn Road, Stratton Strawless	A Joint Delivery Statement ( <a href="#">H7.5</a> ) has been agreed with the landowner who estimates completion could be as soon as December 2024 but has cautiously estimated completion by March 2026. GNLP5019 already has planning permission for 4 pitches ( <a href="#">20211657</a> ), but allocation in the GNLP and a new application ( <a href="#">20222073</a> ) could see this site provide 8 pitches in total. As per the landowner's forecast, 4 pitches are estimated to be provided on the permitted site in 2024/25. These are not included in the 5-year land supply as they have previously been counted as part of potential supply (see Appendix D, Potential Pitches). The additional 4 pitches on the site proposed for allocation in 2025/26 are included in the 5-year supply.
16/01554/F	Swanton Road, Mile Cross	During a site visit in November 2022, it was evident that all the new pitches were substantively completed and some were occupied. It is therefore assumed that any remaining works were completed during 2022/23. These 13 pitches are shown as windfall in the trajectory and are not included in the 5-year land supply as they have previously been counted as part of potential supply (see Appendix D, Potential Pitches, <a href="#">H3.5</a> ).

## Part 3 – Policy 5 Modifications

### 18. Proposed Main Modifications to Policy 5: Homes

18.1 The progress made by the Partnership during 2022 and 2023 to allocate pitches means that modifications are required to Policy 5: Homes, as this is the policy of the GNLP Strategy document that guides how planning applications for Gypsy and Traveller sites should be determined. These modifications will ensure that the Strategy and Sites Plan of the GNLP link coherently together.

18.2 The proposed main modifications to Policy 5, as shown below in underlined and strikethrough text, serve three purposes:

- The first is to provide protection in planning policy terms to the existing stock of Gypsy and Traveller pitches so that a shortage is not inadvertently created by future planning applications that seek the redevelopment of sites for other uses.
- The second is to outline how the plan will meet the evidenced needs for Gypsy and Traveller accommodation from 2022 to 2038 through a mixture of site allocations and windfall sites.
- The third is to provide the criteria-based policy for the granting of new pitches which will apply both to new sites and the expansion of existing sites. This will assist both allocated and windfall sites to come forward.

18.3 Amendments to these modifications will be required if a further site or sites from the ongoing consultation are considered suitable for allocation through the examination hearings.

# Greater Norwich Local Plan

Table 10: Proposed Main Modifications for Policy 5: Homes in Regard to Gypsies and Travellers

Gypsies and Travellers, Travelling Show People and Residential Caravans

Development Planning applications that result in the loss of authorised pitches or plots will not be permitted unless:

- alternative replacement pitches or plots are being provided elsewhere; or
- evidence demonstrates that the pitches or plots are no longer needed.

The need for Gypsy 52 pitches for Gypsies and Traveller sites Travellers will be provided for by:

- allocations in the Sites Plan for a minimum of 30 deliverable pitches (the 5-year land supply) from 2022 to 2027;

<u>Sites</u>	<u>Pitches</u>
<u>Land north of Shortthorn Road, Stratton Strawless</u>	<u>4</u>
<u>Romany Meadow, The Turnpike, Carleton Rode</u>	<u>6</u>
<u>Land off Upgate Street, Carleton Rode</u>	<u>4</u>
<u>Land at the Oaks, Reepham Road, Foulsham</u>	<u>5</u>
<u>Land at Strayground Lane, Wymondham</u>	<u>12</u>
<u>Land off Buxton Road, Eastgate, Cawston</u>	<u>4</u>
<b><u>Total Pitches</u></b>	<b><u>35</u></b>

- an allocation for approximately 10 developable pitches at Ketteringham Depot during the period 2028 to 2032; and,
- 12 pitches through windfall during the remainder of the plan period to 2038.

Planning applications for new pitches or plots to accommodate Gypsies and Travellers, Travelling Show People sites, and for residential caravans will be acceptable where can come forward at any time in the plan period. Such proposals can be within our outside settlement boundaries and will be permitted where the site:

- have safe and sustainable access to schools and facilities;
- have meets an evidenced need
- is within easy travelling distance of schools, services and shops, preferably by foot, cycle or public transport;
- has suitable vehicular access;
- provides for ancillary uses and appropriate landscaping;

- ~~are~~ is of a scale which is in keeping with its surroundings, ~~including small-scale extensions to existing sites;~~ and,
- for Travelling Show People, sites provide necessary storage for equipment.

For transit pitches providing temporary accommodation the following additional criteria apply:

- the site is conveniently accessible to the main 'A' and 'B' class road network; and,
- an agreement is in place for the satisfactory site management, including the maximum period and frequency of stay.

## 19. Proposed Additional Modifications to Supporting Text of Policy 5: Homes

19.1 Because of modifying Policy 5: Homes additional modifications are required to its supporting text. The proposed additional modifications to the supporting text, as shown below in underlined and strikethrough text, explain how the GNLP seeks to meet the overall need for pitches by a combination of specific site allocations and a modest windfall allowance towards the end of the plan period. The text also explains how Policy 5 should be applied, as well as providing useful context information. This includes coverage of how continued investment is being made in bringing South Norfolk's transit site back into use so that it can provide temporary accommodation for Gypsies and Travellers.

# Greater Norwich Local Plan

Table 11: Additional Modifications to Supporting Text for Policy 5: Homes concerning Gypsies and Travellers

279. The policy provides for the needs of Gypsies and Travellers. Evidence96 shows planned expansion of the Swanton Road site in Norwich meets Greater Norwich's need for 15 additional pitches to 2022. A further 51 pitches will be required between 2022 and 2038. The criteria-based policy allows for additional delivery to meet need throughout the plan period and allows for the expansion of well-located existing sites. Since no sites have been submitted for consideration through the local plan, the intention is to bring additional sites forward through the Development Management process as well as having this criteria-based policy to allow further sites to come forward.

280. The policy provides for the accommodation needs of Gypsies and Travelers by setting criteria by which windfall planning applications can be approved, and the plan as a whole includes a series of specific pitch allocations. In combination, this flexible approach to allowing appropriately located windfall sites and the allocation of specific sites will ensure a further 52 pitches will be developed between 2022 and 2038 to meet the needs of people who ethnically identify as Gypsies and Travellers.

The plan allocates 7 deliverable sites that will provide a minimum of 30 pitches to meet the need for 30 pitches over the 5-year period between April 2022 and March 2027. These allocated sites, which are distributed around the Greater Norwich area, are in the parishes of Carleton Rode, Cawston, Foulsham, Hevingham, Stratton Strawless and the town of Wymondham.

To address the need for 10 pitches over years 6 to 10 of the plan period from April 2027 to March 2032, a developable site at Ketteringham Depot for 10 pitches is allocated. The Ketteringham Depot site which is currently owned and operated by South Norfolk Council for its household waste collection service is due to be vacated, and this site provides the opportunity for public investment from Homes England and the construction of new pitches by a registered housing provider.

For the remaining 6 years of the plan period from April 2032 to March 2038 the Partnership is confident in relying upon a cautiously set windfall rate of 1 or 2 pitches a year, which in total is a windfall allowance of 12 pitches. The allocation of specific sites for 35 pitches in the current 5-year period, the allocation of Ketteringham Depot for 10 pitches to be delivered by March 2032, and the cautious allowance of 12 windfall pitches for the last 6 years of the plan period equals a total of 52 pitches which is equal to the need for 52 pitches to accommodate ethnic Gypsies and Travellers.

The policy also allows for Travelling Show People and Residential Caravan needs to be met through market led solutions through the criteria-based policy. This will allow sites to come forward if there is demand for them. The Broads Authority plans for the needs for residents of houseboats in the area.

## 20. Proposed Main Modifications to the GNLP Sites Plan

20.1 Several main modifications are required to the GNLP Sites Plan as a result of the progress made in identifying specific deliverable and developable Gypsy and Traveller sites. 8 sites in total are recommended for allocation at Carleton Rode, Cawston, Foulsham, Hevingham, Ketteringham, Stratton Strawless and Wymondham.

20.2 The following is a list of those sites in alphabetical order by place name, followed by a policy for each site and a map and supporting text.

Table 12: Specific Site Allocations for Inclusion in the Sites Plan

Place Name	Address	Site Reference	Pitches
Carleton Rode	Romany Meadow, The Turnpike	GNLP5020	6
Carleton Rode	Upgate Street	GNLP5024	4
Cawston	Land off Buxton Road, Eastgate	GNLP5004R	4
Foulsham	Land off Reepham Road, The Oaks	GNLP5022	5
Ketteringham	Ketteringham Depot land east of Station Lane	GNLP5013	10
Stratton Strawless	Woodland Stable, Shortthorn Road	GNLP5019	4
Wymondham	Land at Strayground Lane, Wymondham	GNLP5028 Parts A and B	12
		<b>Total</b>	<b>45</b>

## Carleton Rode – Policy GNLP5020 Romany Meadow, The Turnpike

1. This is a privately owned greenfield site which will extend a well-established Gypsy and Traveller site known as Romany Meadow on The Turnpike, Carleton Rode. The allocation of GNLP5020 will result in an expansion from the existing 6 pitches to 12 pitches in total.
2. Site specific issues will impact on the design of the development. A surface water flow path that crosses the southern part of the site is likely to limit where caravans and other structures can be located, and additional landscaping is required at the boundaries of the site to protect views of nearby listed buildings. An ecological assessment is also required due to the proximity of nearby mature trees and hedgerows.

### Policy GNLP5020

**Land off the B1113 (0.54 ha) at Romany Meadow, The Turnpike, Carleton Rode is allocated for a residential Gypsy and Traveller site. The site will accommodate approximately 6 additional residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

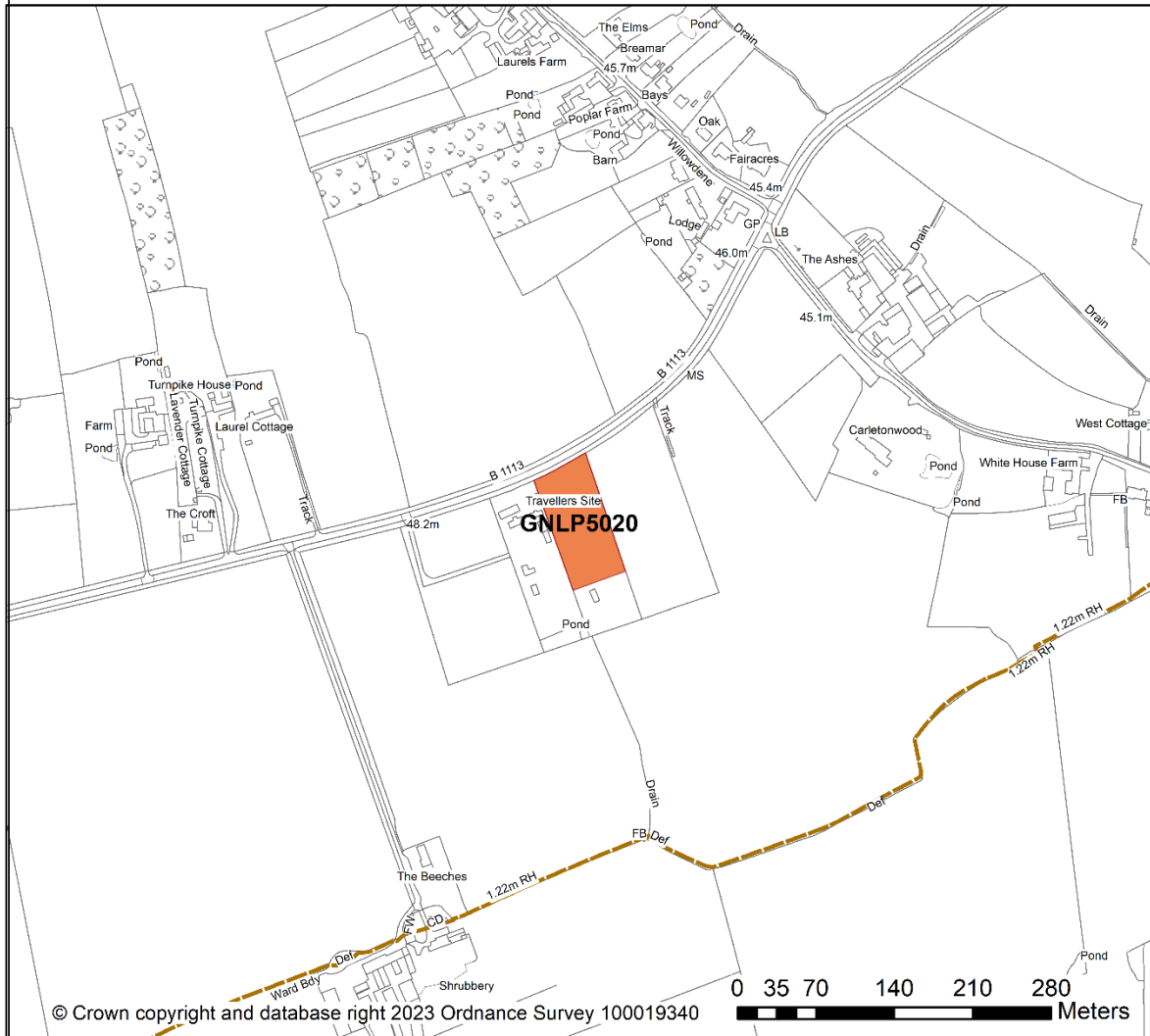
1. Access should be via the existing access off The Turnpike that serves the Romany Meadow site.
2. A surface water flood risk assessment must be carried out with caravans and other structures positioned away from areas at surface water flood risk.
3. An ecological assessment must be carried out and any identified impacts on protected species and nearby sites mitigated.
4. Landscaping and tree planting will be required to preserve the landscape character of the surrounding area and to protect views of nearby listed buildings.
5. Pollution mitigation measures are required as the site is within the catchment of groundwater source protection zone (III).
6. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.

# Greater Norwich Local Plan

## CARLETON RODE

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNL5020  
 Location: Land at Romany Meadow, The Turnpike, Carleton Rode  
 Description: 6 additional residential pitches for Gypsies and Travellers  
 Site Area: 0.54 ha



- Gypsy and Traveller Site
- Parish Boundary

Scale at A4:  
1:5,000



Date: 28/04/2023



## Carleton Rode – Policy GNLP5024 Upgate Street

3. This is an existing privately owned Gypsy and Traveller site located on Upgate Street, Carleton Rode. The allocation of GNLP5024 will result in an expansion from the existing 2 pitches to 6 pitches in total.
4. Further development of the site will require investigation of highway safety, including of vehicle speeds along Upgate Street, with widening of the visibility splay at the site entrance as appropriate. An ecological assessment prior to development is required due to the presence of a veteran tree on the northern boundary of the site and because New Buckenham Common is approximately 250 metres to the south-west.

### Policy GNLP5024

**Upgate Street, Carleton Rode (0.62 ha) is allocated for a residential Gypsy and Traveller site. The site will accommodate approximately 4 additional residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

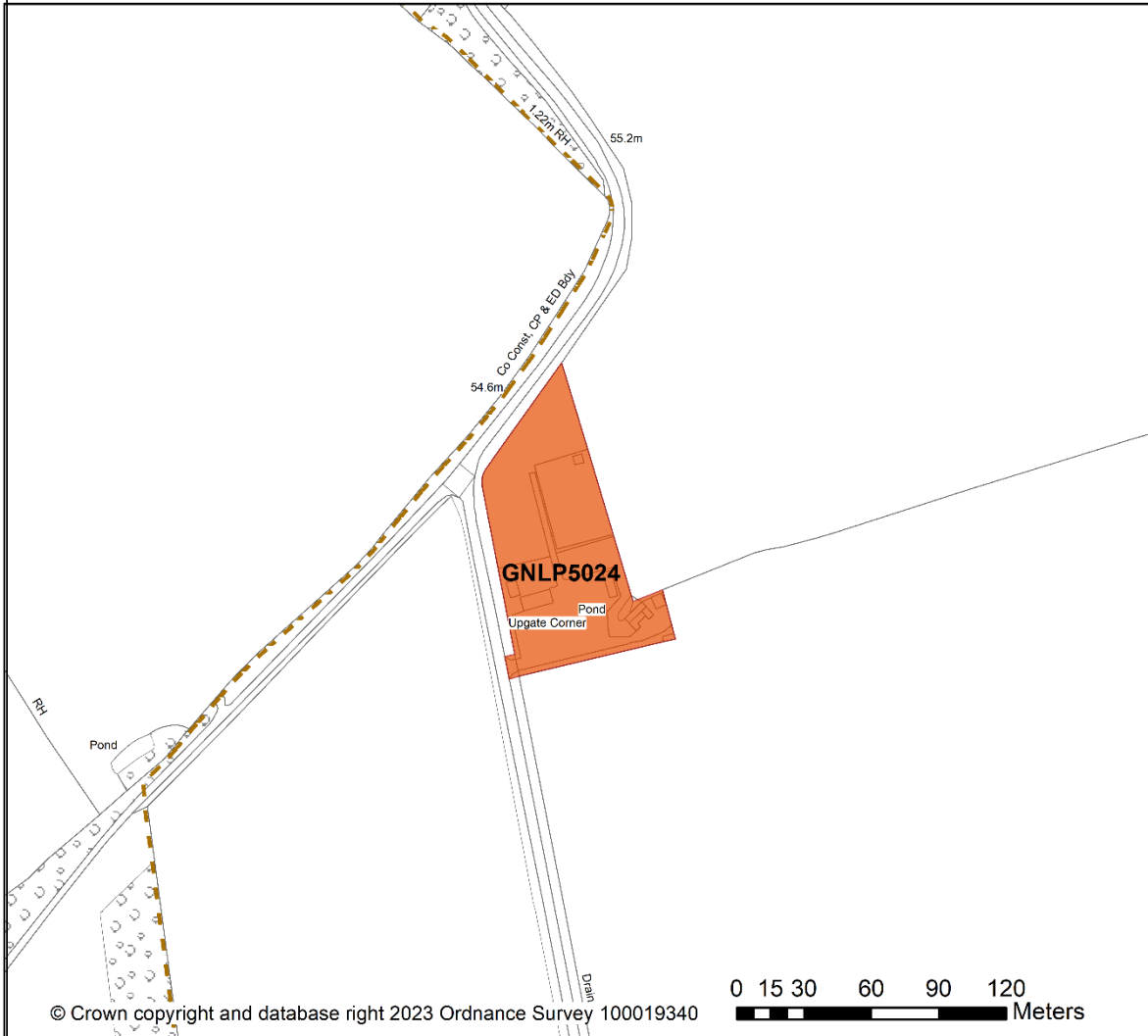
1. Access should be via the existing access off Upgate Street. A highway safety assessment is required, and an appropriate visibility splay must be achieved.
2. An ecological assessment must be carried out and any identified impacts on protected species and nearby sites mitigated.
3. Pollution mitigation measures are required as the site is within the catchment of groundwater source protection zone (III).
4. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.



# Greater Norwich Local Plan

## CARLETON RODE

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNL5024  
Location: Land at Upgate Street, Carleton Rode  
Description: 4 additional residential pitches for Gypsies and Travellers  
Site Area: 0.62 ha



-  Gypsy and Traveller Site
-  Parish Boundary

Scale at A4:  
1:2,500



Date: 28/04/2023

## Cawston – Policy GNLP5004R Land off Buxton Road, Eastgate

5. This privately owned greenfield site is located on the Buxton Road in the hamlet of Eastgate to the south-east of Cawston.
6. Additional landscaping is required as part of the design and layout of the scheme to enhance screening and to maintain the residential amenity of adjoining properties. An archaeological assessment is also required prior to development due to the site being close to an area of Roman settlement.

### Policy GNLP5004R

**Land off Buxton Road, Eastgate, Cawston (0.09 ha) is allocated for a permanent residential Gypsy and Travellers site. The site will accommodate approximately 4 residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

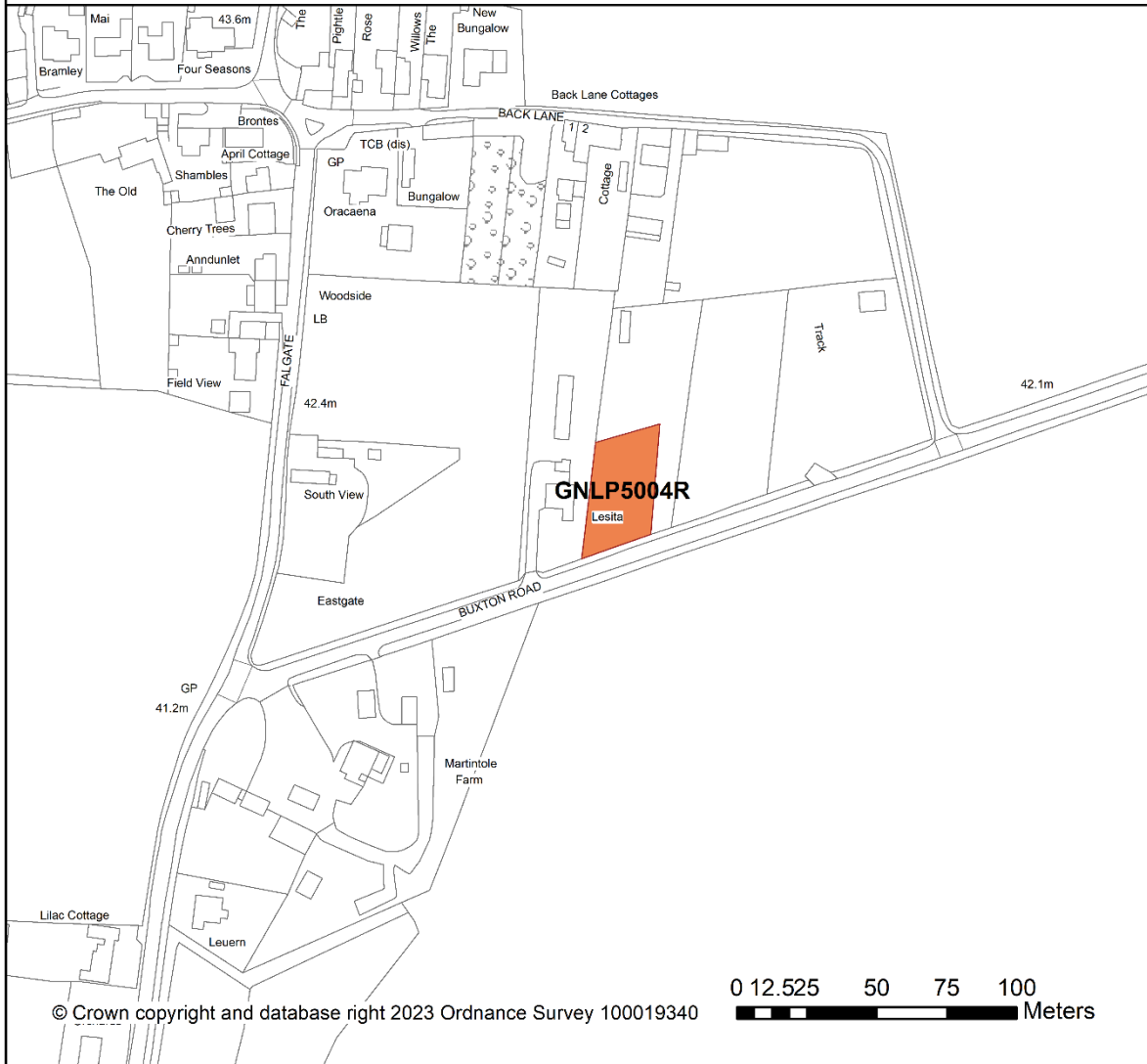
1. Access will be via Buxton Road. Any trees or hedgerow lost to form the access or visibility splay must be compensated for with new planting within the development.
2. Landscaping will be provided to enhance screening and to maintain the residential amenity of adjoining properties.
3. An archaeological assessment incorporating a field evaluation will be required prior to development.
4. Pollution mitigation measures are required as the site is within the catchment of groundwater source protection zone (III).
5. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.


# Greater Norwich Local Plan

## CAWSTON

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNL5004R  
Location: Land off Buxton Road, Eastgate, Cawston  
Description: 4 residential pitches for Gypsies and Travellers  
Site Area: 0.09 ha



 Gypsy and Traveller Site

Scale at A4:  
1:2,000



Date: 02/05/2023

# Greater Norwich Local Plan

## Foulsham – Policy GNLP5022 The Oaks, Land off Reepham Road

7. This site allocation would extend a well-established privately owned Gypsy and Traveller site by 5 further pitches. The site is located off the Reepham Road, approximately 2 kilometres from the edge of the village of Foulsham which has a limited range of services and facilities including Foulsham Primary School.
8. Further development of the site will require investigations into highway safety, including vehicle speeds along Reepham Road, with widening of the visibility splay at the site entrance if required.
9. The Bacton to Kings Lynn gas pipeline crosses from east to west below the site at its mid-point. This will require further investigation, engagement with the Health & Safety Executive (HSE), National Gas Transmission and National Grid and consequent consideration of site design. A surface water flow path that crosses the southern portion of the site is also likely to limit where caravans and other structures can be located.
10. An ecological assessment is needed due to the presence of several County Wildlife Sites within 2.5 kilometres.
11. The allocation of GNLP5022 will result in its expansion from the existing 2 pitches to 7 pitches in total.

## Policy GNLP5022

**The Oaks off Reepham Road, is allocated for a residential Gypsy and Traveller site (3.1 ha). The site will accommodate approximately 5 additional residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

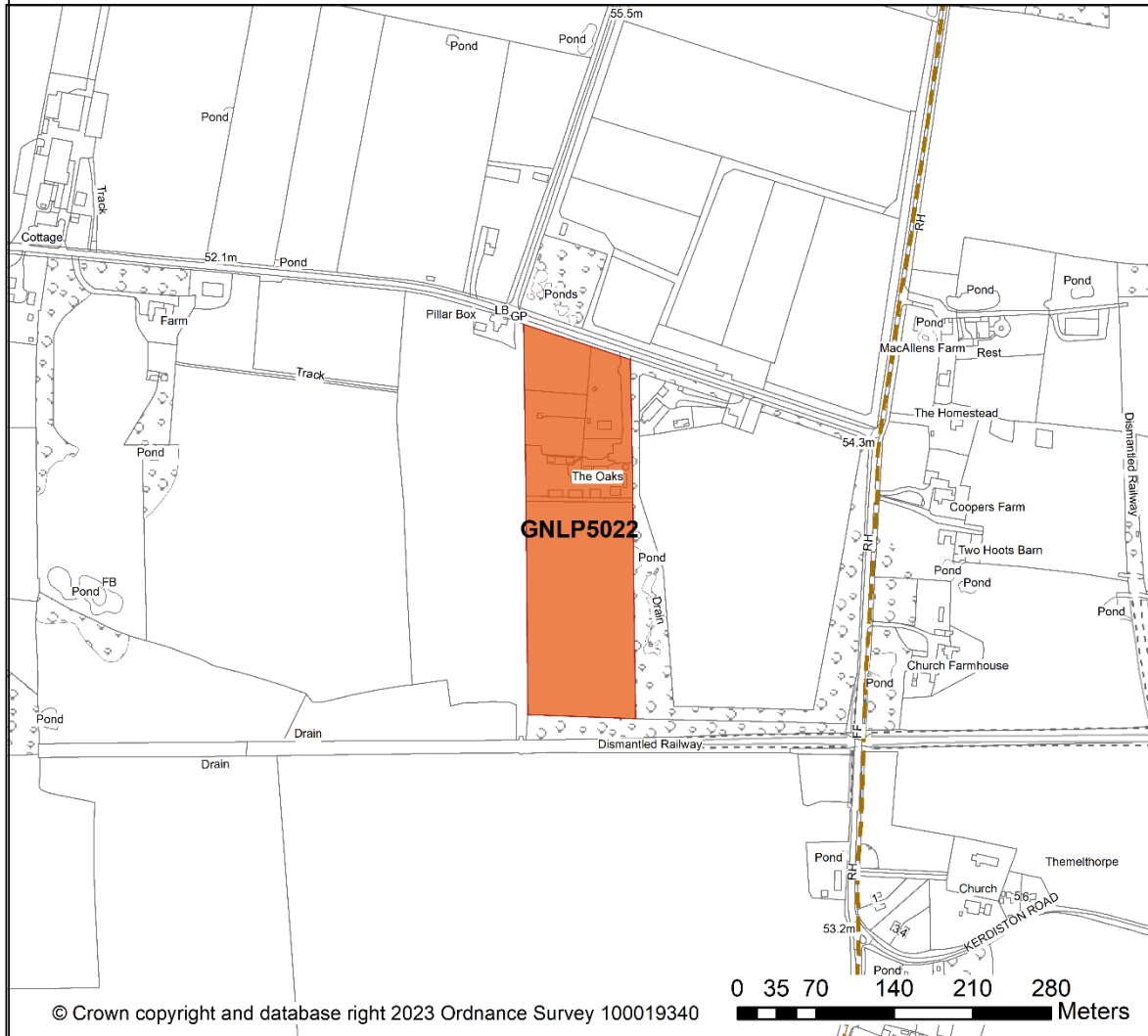
1. Access will be via the existing access on Reepham Road. A highway safety assessment is required, and an appropriate visibility splay must be achieved.
2. A surface water flood risk assessment must be carried out with caravans and other structures positioned away from areas at surface water flood risk.
3. An ecological assessment must be carried out and any identified impacts on protected species and nearby sites mitigated.
4. Landscaping and tree planting will be required to preserve the landscape character of the surrounding area and to protect views of nearby listed buildings.
5. Development will be designed to avoid impacts to and from the underground gas pipeline.
6. Pollution mitigation measures are required as the site is within the catchment of groundwater source protection zone (III).
7. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.

# Greater Norwich Local Plan

## FOULSHAM

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNL5022  
 Location: Land at The Oaks, Foulsham  
 Description: 5 additional residential pitches for Gypsies and Travellers  
 Site Area: 3.1 ha



- Gypsy and Traveller Site
- Parish Boundary

Scale at A4:  
1:5,000



Date: 28/04/2023

# Greater Norwich Local Plan

## Ketteringham – Policy GNLP5013 Ketteringham Depot land east of Station Lane

12. This site is on publicly owned land located west of Station Lane, Ketteringham. It is currently used as a depot which is expected to be relocated.
13. This site is separated from the nearest services and facilities which are in Hethersett, but nevertheless this site is considered suitable for allocation.
14. Assessments will be required prior to development and mitigations put in place. These are an assessment of possible land contamination from previous uses, an ecological survey for the potential for hibernating bats in the existing buildings and an investigation of potential noise and dust from neighbouring depot and waste processing businesses nearby.

### Policy GNLP5013

**Land east of Station Lane, Ketteringham, (0.7 ha) is allocated for a residential Gypsy and Traveller site. The site will accommodate approximately 10 residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

1. Access should be via the existing access that currently serves the depot.
2. Investigation is required of the potential for the conversion of existing buildings, particularly at the frontage, as part of the redevelopment.
3. Noise and air quality investigations are required, and the layout and design of the site should include boundary treatments that protect residential amenity.
4. A contaminated land assessment is required, and any mitigation must be completed prior to development.
5. An ecological survey is required due to the potential presence of protected species such as bats or barn owls in the existing buildings.
6. Pollution mitigation measures are required as the site is within the catchment of groundwater source protection zone (III).
7. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.





# Greater Norwich Local Plan

## KETTERINGHAM

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNL5013  
Location: Land at Ketteringham Depot  
Description: 10 residential pitches for Gypsies and Travellers  
Site Area: 0.7 ha



-  Gypsy and Traveller Site
-  Parish Boundary

Scale at A4:  
1:3,500



Date: 28/04/2023

## Stratton Strawless – Policy GNLP5019 Woodland Stable, Shortthorn Road

15. This is a privately owned greenfield site which will extend a well-established privately owned Gypsy and Traveller site known as Woodland Stable located on Shortthorn Road in Stratton Strawless. The allocation of GNLP5019 will result in an expansion from the existing 9 pitches to 17 pitches in total.
16. Prior to development an ecological assessment is required due to the surrounding trees and the potential habitat for protected species.
17. The land shown as GNLP5019 already has planning permission for 4 pitches (20211657). This allocation therefore adds 4 pitches to the number already consented at Woodland Stable.

### Policy GNLP5019

**Woodland Stable, Shortthorn Road, Stratton Strawless (0.33 ha) is allocated for a residential Gypsy and Traveller site. The site will accommodate approximately 8 additional residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

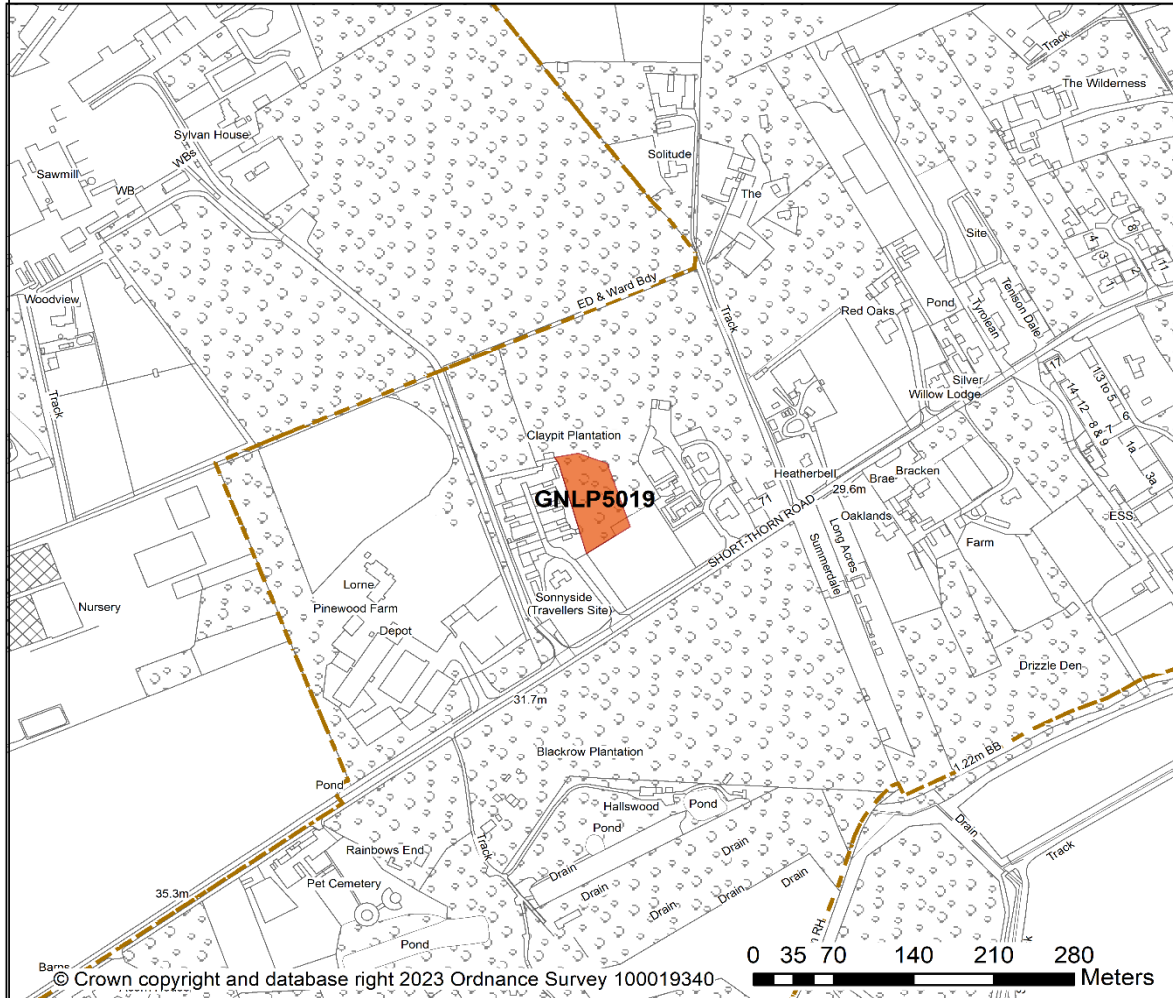
1. Access should be via the existing access off Shortthorn Road that serves the Woodland Stables site.
2. An ecological assessment and arboricultural survey must be carried to identify impacts on protected species; and, to retain as many existing trees on site as possible or to replant where removal is deemed necessary.
3. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.

# Greater Norwich Local Plan

## STRATTON STRAWLESS

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNL5019  
 Location: Land at Woodland Stable, Shortthorn Road, Stratton Strawless  
 Description: 8 additional residential pitches for Gypsies and Travellers  
 Site Area: 0.33 ha



- Gypsy and Traveller Site
- Parish Boundary

Scale at A4:  
1:5,000



Date: 28/04/2023

## Wymondham – Policy GNLP5028 A and B Land at Strayground Lane

18. This site consists of a privately owned piece of land that has been put forward by the owner (part A) and a publicly owned brownfield site that is expected to become vacant due to the decision to relocate Wymondham Recycling Centre (part B).
19. The site is located towards the southern end of Strayground Lane, Wymondham. Strayground Lane is a quiet road that connects to the built edge of the town to the north via Whartons Lane.
20. The Bays River Meadow North County Wildlife Site is adjacent to, and partly overlaps the site on its west, and an established paving business is also adjacent to the site. There are mineral extraction activities on the land to the north-east and east. The Norwich to Cambridge railway line is to the south.
21. The redevelopment of this site will require local highways improvements, consideration of noise and dust from neighbouring activities, investigation of possible land contamination from previous uses, pollution control measures for the groundwater source protection zone and conducting an ecological assessment prior to development due to the neighbouring County Wildlife Site. Assessments will be required prior to development and mitigation put in place.

Policy GNLP5028 A and B

**Land at Strayground Lane, Wymondham (1.1 ha for part A and 0.07 ha for part B) is allocated for a residential Gypsy and Traveller site. The site will accommodate approximately 12 residential Gypsy and Traveller pitches.**

The development will address the following site-specific matters:

1. Access will be via Strayground Lane. For part A, either the existing access point at the north-east corner of the site or a new access on the eastern boundary will be used. If a new access is provided any loss of trees or hedgerows will be compensated for by new planting within the site. Part B of the site will use the existing vehicular access for the recycling centre.
2. Highway improvements will be required to the passing bays along Strayground Lane and an adequate visibility splay is required at the junction of Whartons Lane with London Road (the B1172).
3. On part A of the site, as the land adjacent to the south-west is in Flood Zones 2 and 3, caravans and other structures shall also be positioned away from this area.
4. A contaminated land assessment is required, and any mitigation must be completed prior to development.
5. Landscape screening will be required at the site boundaries to protect residential amenity and landscape character.
6. An ecological assessment must be carried out and any identified impacts on nearby sites mitigated to protect the adjacent County Wildlife Site and to support priority habitat within the site boundary.
7. Pollution mitigation measures are required because the site is within the catchment of groundwater source protection zone (III).
8. Due to the proximity to the River Bays, an access shall be provided for the maintenance of the river and development must not compromise the river defences.
9. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.

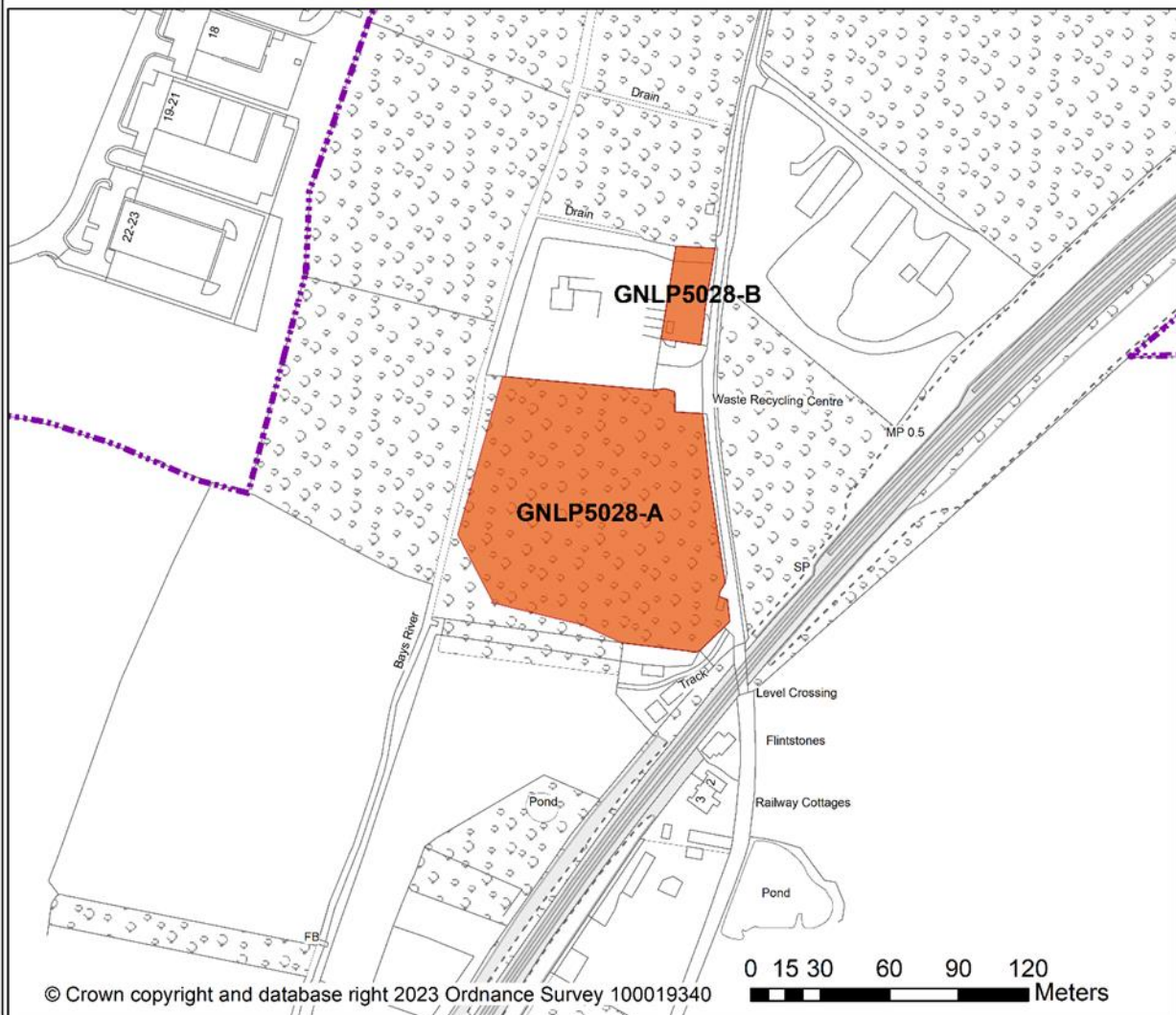
# Greater Norwich Local Plan



## WYMONDHAM

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNLP5028 - A & B  
Location: Site at Strayground Lane, Wymondham  
Description: 12 residential pitches for Gypsies and Travellers

Site Areas: Part A: 1.1 ha  
Part B: 0.07ha



-  Gypsy and Traveller Site
-  Settlement Boundary

Scale at A4:  
1:2,500



Date: 23/05/2023

## Appendices

**Appendix A: Gypsy and Traveller Pitches Trajectory April 2022 to March 2038 ([H3.2](#))**

**Appendix B: Site Assessment Information Update May 2023 ([H3.3](#))**

**Appendix C: Authorised Residential Pitches in the Existing Supply of Gypsy and Traveller Pitches ([H3.4](#))**

**Appendix D: Potential Pitches: An Analysis of Pitches with Planning Permission Available During the Current 5 Year Period ([H3.5](#))**

**Appendix E: Historic Windfall Completions April 2017 to March 2022 ([H3.6](#))**