

## **Gypsy and Travellers Sites Additional Focussed Consultation – New Sites June 2023**

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## Introduction

1. The Greater Norwich authorities (Broadland, Norwich and South Norfolk - the 'Partnership') submitted the Greater Norwich Local Plan (GNLP) for independent examination in July 2021.
2. In resolving to submit the GNLP for independent examination, the Partnership councils agreed 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*".
3. During the GNLP hearing sessions in February/March 2022 the inspectors indicated that they would require Gypsy and Traveller accommodation needs to be addressed through site allocations in the plan in accordance with the expectations set out in paragraph 68 of the NPPF.

## Gypsy and Travellers Sites Focussed Consultation (January – March 2023)

4. The Partnership held the Gypsy and Travellers Sites Focussed Consultation from 30th January to 20th March 2023. It included ten favoured sites to provide for permanent residential pitches for Gypsy and Travellers, one reasonable alternative and three rejected sites.
5. The GNLP team has since processed and analysed the responses received. It has recommended favoured site allocations and provided reasons for why some sites have been rejected through cabinet reports. These reports are being considered by the cabinets at the three GNLP authorities between 12<sup>th</sup> and 14<sup>th</sup> June 2023.
6. If approved, the reports will propose that the GNLP examination considers that 52 new pitches are required to meet Gypsy and Traveller needs from 2022 to 2038. The reports will also propose that seven sites are allocated through the GNLP to provide a total of 45 Gypsy and Traveller pitches and that development on sites not specifically identified (windfall sites) can be relied upon to meet the identified shortfall in pitches to 2038.
7. If approved, the reports will also delegate authority to senior officers and elected members to recommend that to increase the likelihood of the GNLP being found sound by the inspectors, the examination should also consider allocation of one or more of the sites covered in this consultation. Examination hearing sessions on Gypsy and Traveller accommodation are expected to take place in late July 2023.

## New Sites for Gypsy and Travellers – Additional Focussed Consultation (June - July 2023)

8. This consultation covers three proposed new sites for Gypsy and Travellers accommodation which were submitted through the Focussed Consultation between January to March 2023. At the request of the inspectors, these sites are now subject to consultation for four weeks from June 5<sup>th</sup> to July 3<sup>rd</sup> 2023.
9. The three submitted sites have been through an initial site assessment. For details of the site assessment process and outcomes, see the “Gypsy and Traveller Site Assessment Information – New Sites June 2023” document. This document is also available from the [GNLP](#) website and can be commented on as part of this consultation.
10. As a result of the site assessments, the proposed site at Hevingham has been identified as a “favoured site” which could be considered for allocation through the GNLP’s examination. The two proposed sites at Foulsham and Guestwick have been rejected as “unreasonable” due to significant site constraints. Tables 1 and 2 below provide some site details.

**Table 1 – Site Considered Reasonable Alternative for Allocation**

Site Reference	Address	No of Pitches	Hectares
GNLP5027	Brick Kiln Road Hevingham	Proposed for 5 additional pitches to provide a total of 6 pitches	0.75 ha

**Table 2 – Sites Considered Unreasonable**

Site Reference	Address	No of Pitches	Hectares
GNLP5025	Woodyard, Reepham Road, Foulsham	Proposed for 2 additional pitches to provide a total of 4 pitches	0.47 ha
GNLP5026	Land at Peddlars Turnpike, Guestwick	Proposed new site for 3 pitches	1.17 ha

11. As it is a favoured site, a proposed site assessment policy for the Hevingham site, along with its proposed supporting text, is included on pages 6 to 8 of this document. Maps of the two sites rejected are also in the document (see pages 10 and 11).
12. Comments are welcomed on the information in this document and the supporting “Gypsy and Traveller Site Assessment Information – New Sites June 2023” document, as well as on the supporting Sustainability Appraisal and Habitats

Regulations Assessment documents which are available from [www.gnlp.org.uk](http://www.gnlp.org.uk). Details on responding to the consultation are below.

## Consideration of Equalities Issues

13. The GNLP has been prepared with regard to the Public Sector Equality Duty, as defined by the Equality Act 2010 and an Equalities Impact Assessment (EqIA) accompanies the submission draft of the plan (examination document [A10](#)).
14. This consultation is a further positive step in meeting the Public Sector Equality Duty because Gypsies and Travellers are a key ethnic minority in the area and making specific site allocations will give added assurance that this group's housing needs are addressed. Suitable accommodation is the basis for how families can thrive, giving children the chance to regularly attend school, as well as a host of other social and economic benefits that come from having a decent quality home.

## Responding to this Consultation

15. This consultation concerns three additional sites for Gypsy and Travellers. It includes a proposed extension to an existing Gypsy and Traveller site at Brick Kiln Road in Hevingham which has been identified as a favoured site. The proposal is to allocate the site through the GNLP to extend it from its current one pitch to provide six pitches in total.
16. It also includes two additional sites which are considered to be unreasonable alternatives for the reasons given in the Site Assessment document.
17. The consultation allows respondents to comment on the favoured and rejected sites. The submitted comments will be published on the GNLP website and will be used to consider whether the site should be progressed as an allocation through the plan's examination.
18. This consultation lasts for 4 weeks from **5<sup>th</sup> June, 2023 until 12 midday on July 3<sup>rd</sup> 2023**. Please return your comments by this deadline.
19. Please complete and return a response form. You can download a form from [www.gnlp.org.uk](http://www.gnlp.org.uk). Please email your response form to [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk). Alternatively, you can return it by post to GNLP, City Hall, St Peters Street, Norwich NR2 1NH.
20. The following supporting documents provide site assessment information. Such assessments are intended to assist respondents in commenting on issues such as access to local facilities, landscape impact and ecological impact so that the best sites are chosen and they are built out in the best possible way:
  - Gypsy and Traveller Site Assessment Information – New Sites June 2023

- Sustainability Appraisal Report for Gypsy and Travellers Sites Addendum by Lepus Consulting
- Habitat Regulation Assessment for Gypsy and Travellers Site Addendum by Landscape Partnership

21. Please use the links on the website to comment on these supporting documents.

22. The proposed site allocation policy, along with its supporting text, follows paragraph 23 below. The policy has been drafted in line with other proposed site allocation policies and has taken account of the assessments and appraisals identified above. Comments on this proposed site allocation policy are particularly welcomed.

### **Future Work in Allocating Gypsy and Traveller Sites**

23. Following the close of the consultation in June 2023 the GNLP team will process and analyse the responses received and forward these to the Planning Inspector for consideration prior to the examination scheduled in July 2023. The councils will decide on submitting the Gypsy and Traveller sites into the GNLP process in June. If this is agreed, the finalised sites information and representations will be provided to the inspectors for their consideration. Hearing sessions and possible modifications to the plan will follow, most likely in late July.

24. Main modifications to the GNLP are expected to be consulted on in Autumn 2023. This will provide a further opportunity to comment on selected sites and allow the Inspectors to produce their report on the plan before the end of 2023, with adoption anticipated early in 2024.

## **Additional Favoured Site**

### **Policy GNLP5027 Land off Brick Kiln Road, Hevingham**

25. This is an 0.75 ha greenfield site which will extend a well-established privately owned Gypsy and Traveller site located off Brick Kiln Road, Hevingham.
26. The site consists of grassland with mature trees and hedgerows bordering and within it. As such, it has the potential to support priority habitats as well as protected species such as bats, reptiles and breeding birds, so a preliminary ecological appraisal is required.
27. The land shown as GNLP5027 already has planning permission for one pitch reference (20131495). This allocation will result in its expansion from the existing pitch to six pitches in total. It therefore adds five pitches to the already established site.
28. The Bacton to Roudham Heath Lynn gas pipeline crosses from east to west across the far northern end of the site. 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 northern border of the site is also likely to limit where caravans and other structures can be located.
29. 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.

## **Policy GNLP5027**

**Land off Brick Kiln Road, Hevingham (0.75 ha) is allocated for a permanent residential Gypsy and Travellers site. The site will accommodate approximately 5 additional residential Gypsy and Traveller pitches.**

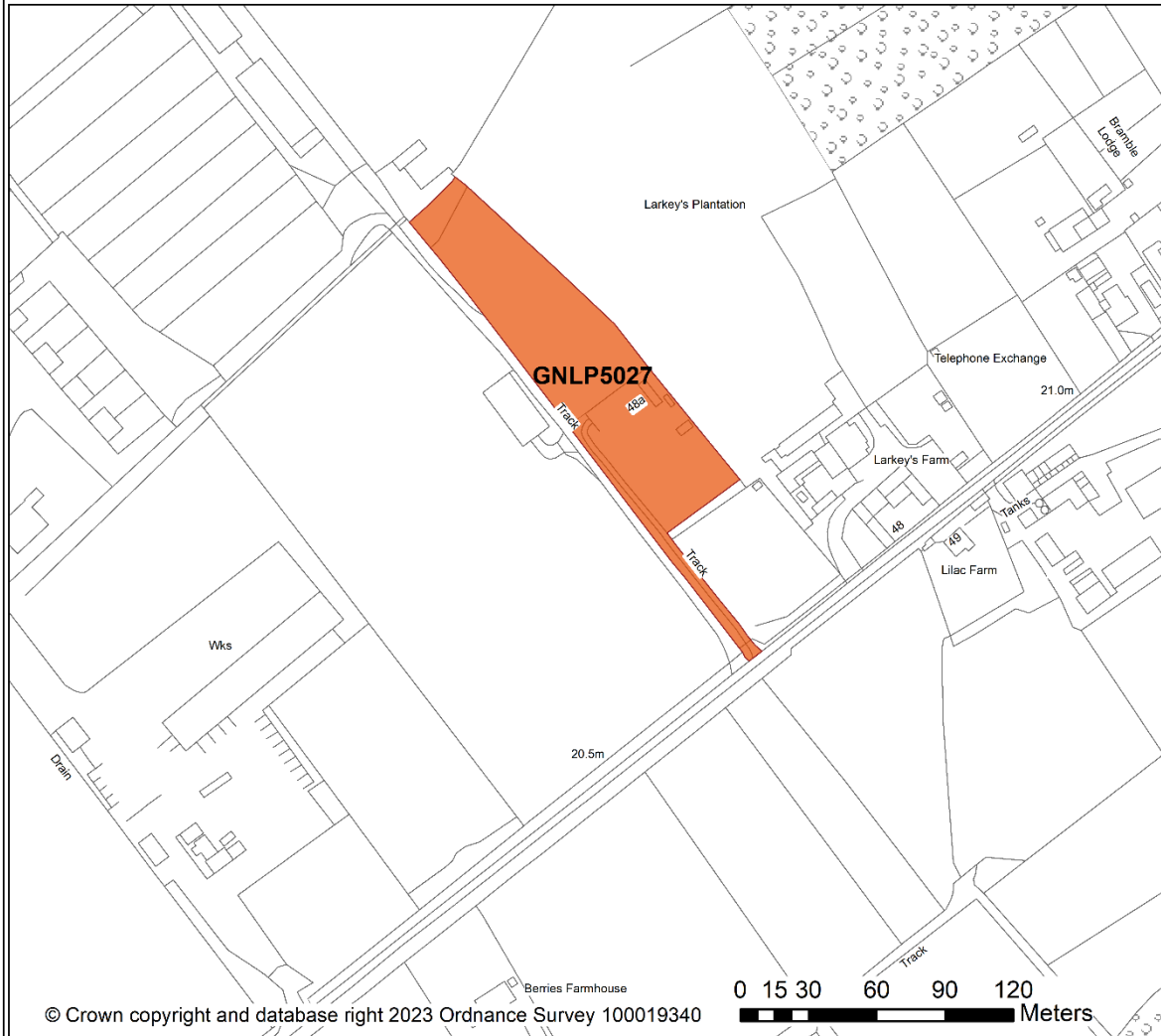
The development will address the following site-specific matters:

1. Access will be via Brick Kiln Road. Any trees or hedgerow lost to form the access or visibility splay must be compensated for with new planting within the development.
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. Development will be designed to avoid impacts to and from the underground gas pipeline located just within the northern site boundary.
4. Additional landscaping will be provided to enhance screening and to maintain the residential amenity of adjoining properties.
5. Pollution mitigation measures are required as the site is within the catchment of groundwater source protection zone (III).
6. An ecological assessment must be carried out and any identified impacts on protected species and nearby sites mitigated.
7. The residential pitches shall not be occupied by any persons other than Gypsies and Travellers and their families.

# HEVINGHAM

## GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNLP5027  
Location: Land Adjacent to Larkeys Farm, Brick Kiln Road, Hevingham  
Description: 5 additional residential pitches for Gypsies and Travellers  
Site Area: 0.75 ha




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0 15 30 60 90 120 Meters

Scale at A4:  
1:2,500

N

 Gypsy and Traveller Site



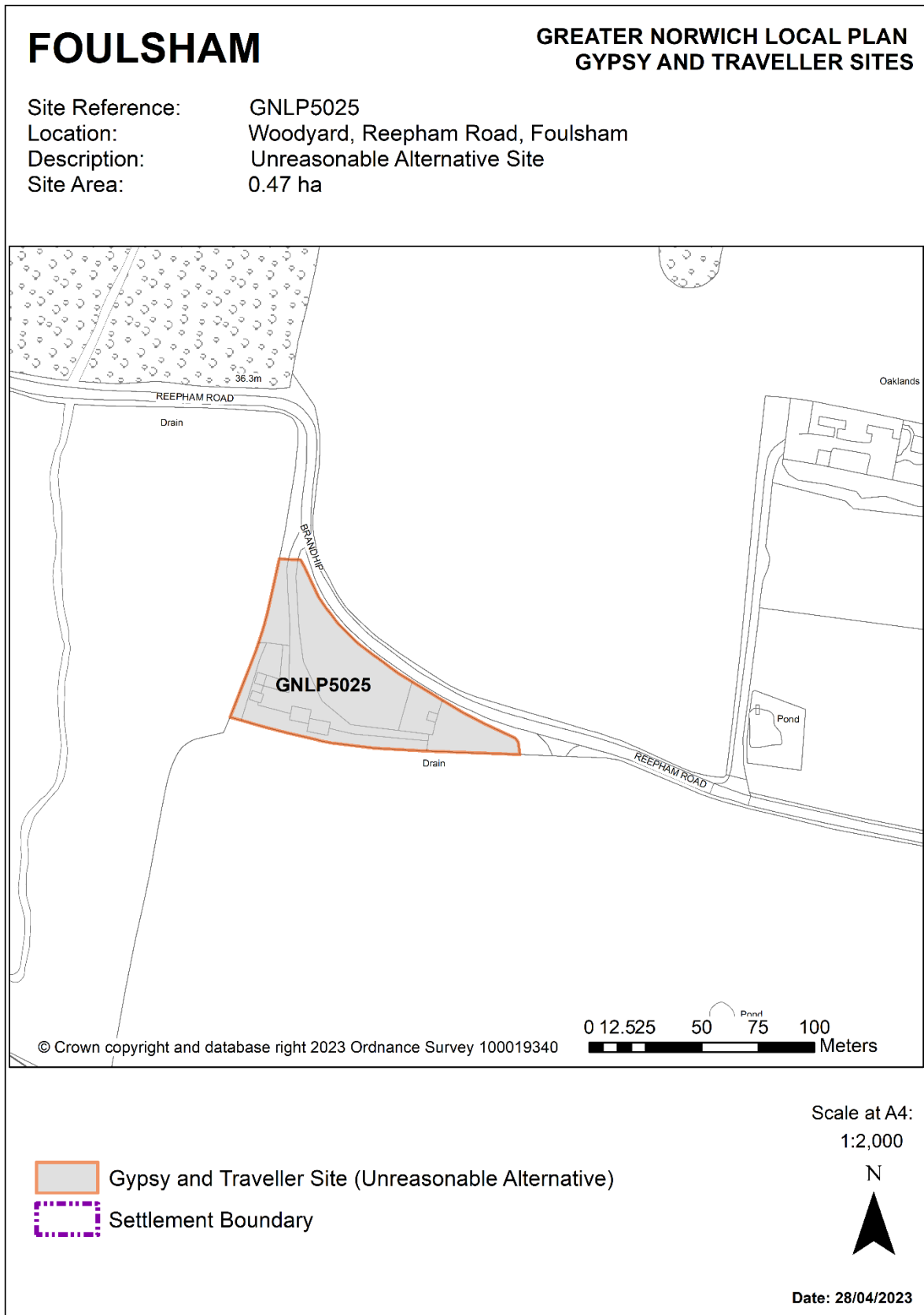
Date: 28/04/2023



## **Unreasonable Alternatives**

30. The following two sites are considered unreasonable alternatives but respondents to the consultation can comment upon them.

## GNLP5025- Woodyard, Reepham Road, Foulsham

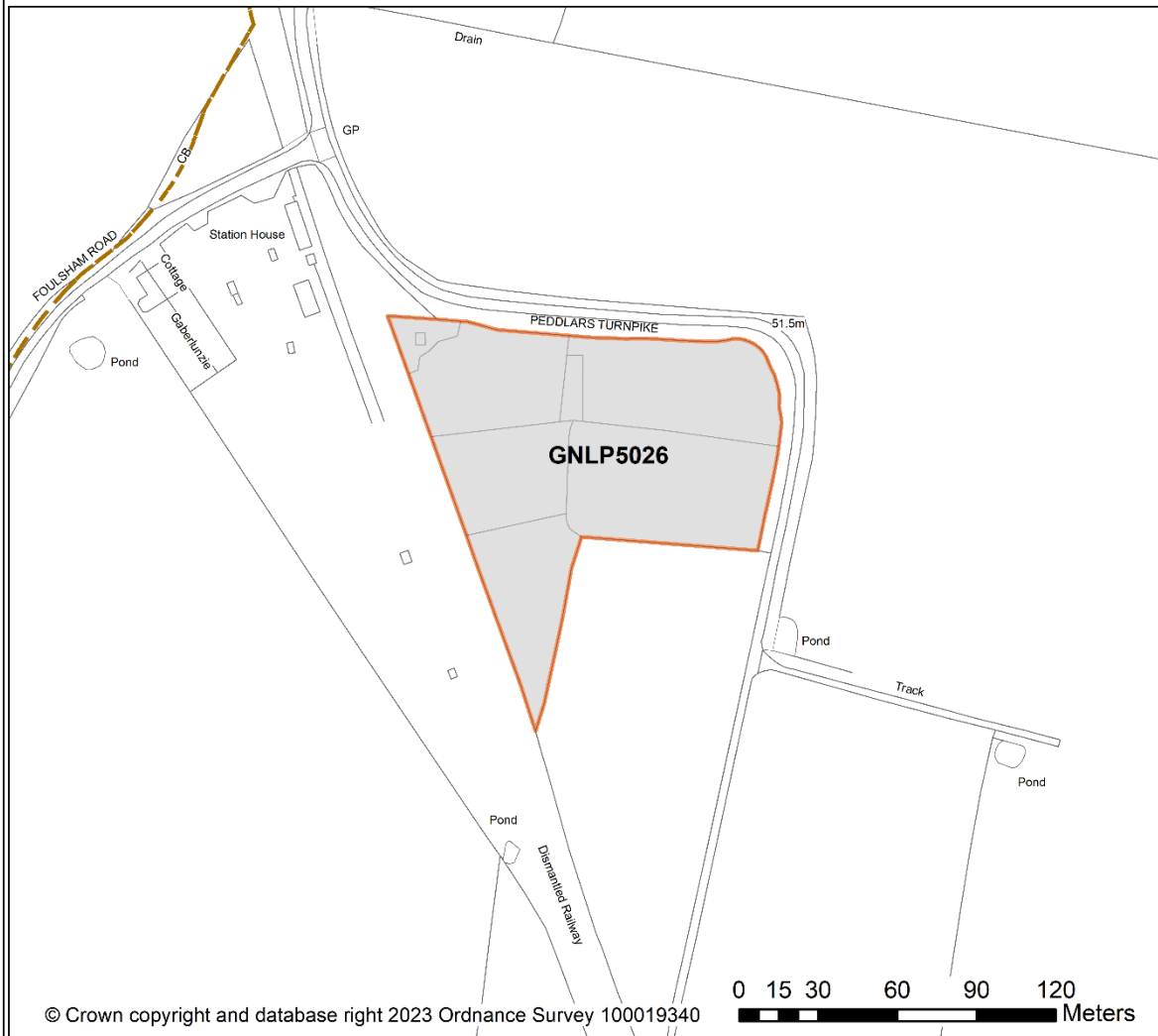


## GNLP5026 – Peddlars Turnpike, Guestwick

### GUESTWICK

### GREATER NORWICH LOCAL PLAN GYPSY AND TRAVELLER SITES

Site Reference: GNLP5026  
Location: Peddlars Turnpike, Guestwick  
Description: Unreasonable Alternative Site  
Site Area: 1.17 ha



 Gypsy and Traveller Site (Unreasonable Alternative)

Scale at A4:  
1:2,150



Date: 28/04/2023