

## **GNLP Gypsy and Traveller Focused Sites Consultation Summary of Consultation**

### **Headline Figures**

Total number of respondents = 510

Total number of individual representations = 660

Support = 16 (2%)

Object = 560 (85%)

Comment = 84 (13%)

Web = 328 (50%)

Email = 256 (39%)

Paper = 76 (12%)

Initial number of representations rejected due to inappropriate content = 80

Number of those representations which were resubmitted and included in figures above = 31

Final number of rejected representations due to inappropriate content = 49

**Table 1 – Summary of comments by document section**

Section of document	Total No of Comments	Support (Nos)	Object (Nos)	Comment (Nos)	Key Issues
<b>Introduction</b>	<b>19</b>	<b>4</b>	<b>6</b>	<b>9</b>	<p><b>Coal Authority</b> – No specific comments</p> <p><b>Broads Authority</b> – No comments</p> <p><b>Wicklewood Parish Council</b> – welcomes consultation and asks that future planning applications for sites within their parish be refused unless the sites have been considered and approved through this process.</p> <p><b>Environment Agency</b> – East Anglia is identified as an area of serious water stress. Any new developments should be constructed to meet the optional higher water efficiency standard of 110 litres/person/day.</p> <p><b>Anglian Water</b> – have contributed to the utilities assessment of proposed sites. Sites adjacent to larger settlements that are serviced by a water recycling centre (WRC) are more sustainable and resilient options. Sites in rural locations are likely to be reliant on non-mains sewerage solutions such as private package treatment plans. A joint advice note by Anglian Water and Environment Agency is available.</p> <p><b>Historic England</b> – Recommendations from site assessments and SA are not always reflected in the policy. A number of relatively minor changes to the policies are recommended – see individual sites.</p> <p><b>Network Rail</b> – Present issues to be considered if sites are located near to Network Rail infrastructure.</p> <p><b>Norfolk County Council Gypsy Roma Traveller Service</b> – Team have visited established landowners with existing pitches to tell them about the GNLP consultation. This has been welcomed. A potential further 3 sites at Guestwick, Hevingham and Flordon have been identified. Also, the engagement has raised awareness of the support mechanisms in place regarding the potential development of owned land in the future – thereby promoting fairness and equality. This is an excellent piece of work which is greatly welcomed by the GRT community.</p> <p><b>Member of public comments</b></p> <ul style="list-style-type: none"> <li>• Support in principle but sites need proper infrastructure.</li> <li>• Support for 12 sites being considered. The figure of 53 pitches is in stark contrast to the thousands of homes planned for the Greater Norwich area</li> <li>• Objection to the whole proposal</li> <li>• Comments regarding Site GNLP5009 in Bawburgh (see site summary)</li> <li>• Postwick Park and Ride should be investigated</li> </ul>
<b>Context</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1</b>	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Needs to be clarity on how demand for pitches is calculated. If there are 132 pitches why is there a need for more if analysis only shows need for 53 pitches?</li> <li>• Comments regarding Site GNLP5009 in Bawburgh (see site summary)</li> </ul>
<b>Background</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Needs to be clarity on how number of pitches relate to each other. Are the 53 in addition to the 98 current and 4 vacant?</li> </ul>


Section of document	Total No of Comments	Support (Nos)	Object (Nos)	Comment (Nos)	Key Issues
Meeting the need for pitches	6	1	4	1	<p><b>Weston Longville Parish Council</b> – Supportive of sites in plan and opposed to ‘windfall’ provision outside identified sites</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Comments regarding Site GNLP5009 in Bawburgh (see site summary)</li> <li>• Query conflict between pitch numbers in paragraphs 13 and 16</li> <li>• It appears that GNLP5014 at North Burlingham must be delivered otherwise plan will not return number of pitches – is it a done deal?</li> </ul>
Consideration of equalities issues	0	0	0	0	No comments
Responding to this consultation	52	0	51	1	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Comments regarding Site GNLP5009 in Bawburgh (see site summary)</li> <li>• Comments regarding Site GNLP5014 in North Burlingham (see site summary)</li> <li>• Comments regarding Site GNLP5023, Land off Strayground Lane, Wymondham (see site summary)</li> <li>• Comments regarding Site GNLP5021 in Horsford (see site summary)</li> <li>• Postwick Park and Ride should be investigated</li> <li>• Criticism of website and consultation</li> <li>• Criticism of quality and accuracy of consultation documents</li> </ul>
Future work in allocating gypsy and traveller sites	2	0	2	0	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Comments regarding Site GNLP5014 in North Burlingham (see site summary)</li> <li>• Objection to process of site selection, existing sites should be expanded and locating sites in other authority areas should be investigated. Use of Postwick Park and Ride should be considered.</li> </ul>
Favoured sites	497	9	429	59	See specific sites under Table 2 for comments
Reasonable alternative site	3	0	0	3	See specific sites under Table 2 for comments
Unreasonable alternatives	1	0	0	1	See specific sites under Table 2 for comments
Distribution map of the favoured, reasonable alternative and unreasonable sites	4	0	4	0	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Object</li> <li>• Comments regarding Site GNLP5009 in Bawburgh (see site summary)</li> <li>• Comments regarding Site GNLP5014 in North Burlingham (see site summary)</li> </ul>
Site assessment information	44	1	36	7	<p><b>Mr T Beer (Agent) on behalf of landowner of site 5022 in Foulsham</b> - Support for site GNLP5022. We would recommend assuming a minimum of 500sqm per pitch, instead of 300sqm, as these will be developed for families. Additional pitches could be brought forward in next 1-2 years.</p> <p><b>Acle and Upton Parish Council</b> – object to site GNLP5014 due to poor air quality from A47 traffic, constant traffic noise from A47, no safe walking route to access services, shops and schools, no capacity at Acle Medical Centre, no sewerage system to connect to, no safe place for school bus to stop</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• <b>Site GNLP5004 Cawston</b> – (see site summary for general comments). No comments specific to site assessment</li> <li>• <b>Site GNLP5014 North Burlingham</b> – (see site summary for general comments). Comments specific to site assessment:</li> </ul>

Section of document	Total No of Comments	Support (Nos)	Object (Nos)	Comment (Nos)	Key Issues
					<ul style="list-style-type: none"> <li>- Green rating for utilities capacity/infrastructure is incorrect as site is completely un serviced by clean water and sewage infrastructure and is well outside sewer catchment area as identified by Anglian Water. Significant investment would be required. Green rating for flood risk does not consider surface water flooding. Loss of agricultural land is acknowledged but disregarded due to development of A47 which is wrong.</li> <li>- Report is written by someone with no idea of the local area. It states minor negative impact on air and noise – it will be beside one of the most used roads in the area. It states little impact on landscape character – this will create urbanisation to a very rural location. Services and schools are struggling and there is little local employment. No safe pedestrian access which will encourage them to drive which will have a major impact.</li> <li>- Lepus report states site is out of target area to access health services, schools and transport</li> <li>- Site assessment states ‘there is currently no footpath on the local road’. Site is basically stuck under a flyover with no safe pedestrian access to anywhere</li> <li>- Incorrect data in SA document which casts doubts on quality and reliability</li> <li>- Amber assessment of services is an underestimate, schools and doctors are at capacity and there is no public transport from the site. Utilities are not readily available, has a capacity assessment been undertaken? Site floods on regular basis but assessment is green. Conclusion that ‘compatibility with neighbouring uses’ is green is not backed up with evidence.</li> <li>- Site assessment analysis has a number of inaccuracies suggesting that consideration has not been given to the constraints within the site. This is evident when reviewed alongside Lepus report.</li> <li>- HELAA assessment states unsuitable sites will be screened out but this has not been the case. Most green ratings given are not appropriate e.g. access, access to services, utilities capacity/infrastructure, flood risk, market attractiveness, transport &amp; roads and compatibility with neighbouring uses. The unsuitability of the site can be demonstrated by comparing with other discounted sites.</li> <li>• <b>Site GNLP5022 Foulsham</b> – (see site summary for general comments). No comments specific to site assessment</li> <li>• <b>Site GNLP5009 Bawburgh</b> – (see site summary for general comments). Comments specific to site assessment: <ul style="list-style-type: none"> <li>- SA impact survey summary is misleading as it shows pros/cons to either side like adding oranges and apples</li> <li>- Scoring for the site does not accurately reflect the significant constraints which cannot be mitigated. All categories should be red other than open space and GI which would adjust the overall assessment to ‘unreasonable due to site constraints’</li> <li>- Report states that site is situated away from major sources of air and noise pollution but A47 is within short distance. Although site is 3km from River Wensum it is adjacent a richly inhabited water meadow. Report states site is within 600m of Bawburgh allotments and open space amenity, Bawburgh does not have any allotments are there is no publicly accessible amenity space at the location specified. Minor positive for primary school does not take into account that it is over subscribed. Statement about pedestrian access is incorrect, Bawburgh has a poor footpath and pavement network.</li> </ul> </li> <li>• <b>Sites GNLP5005 &amp; 5023 Wymondham</b> – (see site summary for general comments). No comments specific to site assessment</li> </ul>
<b>Sustainability Appraisal</b>	<b>20</b>	<b>1</b>	<b>19</b>	<b>0</b>	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• <b>General comment:</b> SA identifies merits or negatives of a site but no weighting is identified as to relative importance. Topics have been included which have not been assessed for any site e.g. crime and deprivation. Presenting information in this way dilute and obfuscate the important differences in the cost/benefit analysis of each site being considered.</li> <li>• <b>Site GNLP5014 North Burlingham</b> – (see site summary for general comments). Comments specific to SA: <ul style="list-style-type: none"> <li>- Unclear how assessment has concluded minor impact on air quality and noise given that site is located beside a busy main road. Would be dangerously high levels of air pollution and noise pollution. Report fails to analyse crime in any way – needs a separate addendum. Transport and access to services identified as minor negative however there is particularly poor pedestrian access from the site and crossing the A47 is a significant hazard.</li> </ul> </li> </ul>

Section of document	Total No of Comments	Support (Nos)	Object (Nos)	Comment (Nos)	Key Issues
					<ul style="list-style-type: none"> <li>- Report appears to focus on environmental impact of the site but little attention given to major impact on locals e.g. strain on local services</li> <li>• <b>Site GNLP5009 Bawburgh</b> – (see site summary for general comments). Comments specific to SA: <ul style="list-style-type: none"> <li>- No sustainability benefits for this site, it will impact almost every aspect of life.</li> <li>- Proposed site is not within 1.5km of a secondary school, there is no secondary school which is accessible except by car. Primary school at capacity. Proposed site not near to hourly bus service as recommended. Proposed development will have adverse impact on heritage assets and their setting.</li> <li>- Scoring does not accurately reflect the location and impacts the proposed site will have. Climate, biodiversity, landscape, population/communities, health, transport, historic environment and water should all be scored double negative</li> </ul> </li> </ul>
<b>Habitats Regulations Assessment</b>	<b>8</b>	<b>0</b>	<b>7</b>	<b>1</b>	<p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• <b>Site GNLP5014 North Burlingham</b> – (see site summary for general comments). No comments specific to HRA.</li> <li>• <b>Site GNLP5009 Bawburgh</b> – (see site summary for general comments). Comments specific to HRA: <ul style="list-style-type: none"> <li>- Wildlife, including nesting birds, enjoy the meadow that this site will encroach on. Unacceptable</li> <li>- From the Habitats Regulations Assessment: A 2016 report by Yorkshire Wildlife Trust found that fly-tipping, antisocial behaviour and theft were greatest when there were traveller settlements within 100m. Bawburgh site is directly adjacent to a river valley nature area so this suggests that fly tipping and antisocial behaviour would increase.</li> <li>- From the Habitats Regulation Assessment: the proposed site would ‘result in the loss of greenfield land and would be expected to contribute towards a cumulative loss of ecological habitat. This would be expected to lead to greater levels of habitat fragmentation and isolation for the local ecological network restricting the ability of ecological receptors to adapt to the effects of climate change’.</li> </ul> </li> </ul>
<b>TOTAL</b>	<b>660</b>	<b>16</b>	<b>560</b>	<b>84</b>	

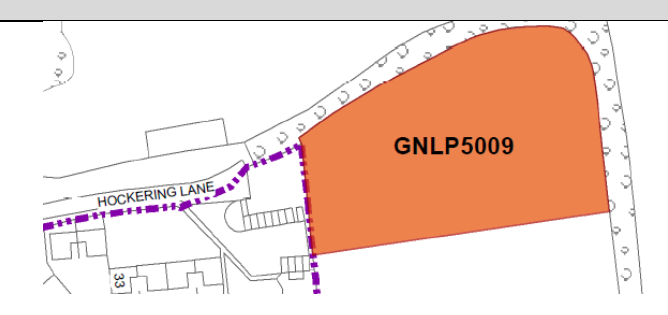
**Table 2 - Summary of comments by site**

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
GNLP5004  Land off Buxton Road, Eastgate, Cawston	4	3-5 years	0	21	3	24	<p><b>Cawston Parish Council</b> – have received many representations from the small community near the site who feel that this proposal would have an overwhelmingly detrimental effect. Parish Council previously objected to housing proposal on site as it was not within defined development boundary, was not sustainable, did not provide proper access to services and facilities and did not meet criteria for a suitable ‘exception site’. Damage has been done to the site to make it look more suitable for development. Highway access from the site is unsuitable. Selection of site does not meet government guidance.</p> <p><b>Marsham Parish Council</b> – objects to the site on the ground of effects on biodiversity, SSSI approx. 1 km away, 4 further SSSI within 5 km radius and green impact for Great Crested Newts. Also concerned about lack of pollution mitigation measures and loss of high-quality agricultural land.</p> <p><b>Anglian Water</b> – site is within reasonable distance to connect with water supply and water recycling networks.</p> <p><b>Historic England</b> – recommends amendments with respects to policy requirement on archaeological assessment and landscaping wording suggested. Policy should make clear whether archaeological assessment should be desk based or field studies and any landscaping should be species appropriate to the local area.</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• No amenities, no public transport</li> <li>• Permission would not be given for new build dwellings</li> <li>• Drainage ditch in front of the land would be compromised to provide access</li> <li>• Potential for protected species on site, impact on ecology if hedgerow and trees need to be removed</li> <li>• Possible track of Roman Road</li> <li>• Highway safety due to farm vehicles and exit being near junction and bend – suitable visibility splay needed</li> <li>• No work available in the area</li> <li>• No services</li> <li>• Might be difficult to limit the number of pitches on the site</li> <li>• Who would be responsible for managing the site?</li> </ul>	


Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<ul style="list-style-type: none"> <li>• Disproportionate effect on surrounding community</li> <li>• Greenfield site close to existing homes, brownfield sites should take preference</li> <li>• Site has been damaged in an attempt to make it look more brownfield – hope Council takes action</li> <li>• Does not meet requirements for a rural exception site</li> <li>• SA supports view that this is not sustainable in terms of education, jobs, transport, pavements and local services but oddly says there will be a positive impact on transport and jobs which defies logic.</li> <li>• Site is unsustainable within terms of planning documents and appeals on the same/adjacent sites</li> <li>• Previous planning application for housing was rejected</li> <li>• Questions about size of site</li> <li>• Site intrusive and unattractive</li> <li>• Light pollution</li> <li>• Noise pollution</li> <li>• Land may be archaeologically important</li> <li>• Groundwater source protection zone</li> <li>• Site inappropriate in relation to government policy on traveller sites</li> </ul>	
GNLP5005  Land at Strayground Lane, Wymondham Recycling Centre	2	4-6 years	1	2	7	10	<p><b>Environment Agency</b> – There is limited capacity at Wymondham Water Recycling Centre so would recommend constraints analysis is updated from green to amber for utilities capacity. A Flood Risk Activity Permit will be required for any development within 8m of the River Bays. There are also Environment Agency maintained assets bordering this river and this would be taken into account in any permit application. We would require a strip of land to be left close to the river for access and to avoid compromising the defences. This site is in Source Protection Zone 3 and is also on a principal aquifer. The site also overlies a historic landfill. This would trigger a consultation with us at the planning application stage and we would expect to see contaminated land risk assessment submitted as part of the application. The waste management licence on site should be surrendered when waste operations cease.</p> <p><b>Wymondham Town Council</b> - Prospective sites 5005 and 5023 are adjacent to each other. To summarise the Town Council has made no decision on these proposals, other than to highlight that consideration should be taken into account when suitability assessments are made of the effect on the existing rural road network, and the potential to enhance the nearby wildlife sites and</p>	

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<p>trails that are enjoyed by a considerable number of ramblers and walkers.</p> <p><b>Wymondham Heritage Society</b> – An ecological assessment would have to be carried out due to neighbouring County Wildlife Site. This proposal would be a missed opportunity to restore the waste site as part of the County Wildlife Site, which would be of enormous benefit to the town as a whole</p> <p><b>Greening Wymondham</b> – Land should be returned to nature as part of the Bays County Wildlife Site. Strayground Lane is an important and popular route for walkers and cyclists. It is part of the Green Ribbons Strategy outlined in the Neighbourhood Plan which is soon to be approved. Road is unsuitable for traffic. Reference to appeal</p> <p><b>Historic England</b> – No comment</p> <p><b>Anglian Water</b> - As referenced as part of the initial assessment, this site is within reasonable proximity to connect to our water supply network, but it is located outside the Wymondham water recycling catchment.</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Potential for pollution of Bays River and associated lowland fen areas (priority habitat)</li> <li>• Reduced attractiveness of Strayground Lane as a walking route. Current footpath user numbers should be established.</li> <li>• Site unsuitable for travellers being remote from facilities and with restricted access.</li> <li>• Site already impacted by aggressive clearing detrimental to character of Bays River County Wildlife Site, opportunity to reinstate area as part of County Wildlife Site</li> <li>• There is Japanese knotweed on the edge of this site which needs to be treated as a matter of urgency</li> <li>• Support because it is a brownfield site and secluded by trees. This will minimise the impact on the local community and be pleasant surroundings for occupants.</li> </ul>	



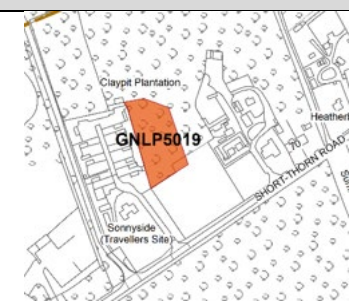

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GNLP5009  Land off Hockering Lane, Bawburgh	6		0	122	8	130	<p><b>Historic England</b> – recommends that a Heritage Impact Assessment should be prepared to inform the suitability of the site and the policy wording. Recommends amendments with respect of policy requirement on archaeological assessment and amended wording suggested. Policy should make clear whether archaeological assessment should be desk based or field studies. Also recommends additional criterion re: trees and hedgerows and wording suggested.</p> <p><b>Anglian Water</b> – The site is located close to existing development within the settlement and within a reasonable distance to connect to our water supply and water recycling networks</p> <p><b>Wheatman Planning Ltd.</b> Objection as the access road and junction are not suitable to accommodate additional traffic and access involves land owned by a third party. Impact on residential amenity of existing properties. Building Proximity distance to gas pipeline, Minor adverse impacts in SA should be reclassified as major adverse impacts, leading to a recommendation that the site is not a preferred allocation.</p> <p><b>Magnus Magnusson acting on behalf of client</b> – Site wholly unsuitable for inclusion and an alternative site should be sought, the reserve site utilised or an uplift in pitch numbers sought on other sites. Supporting document highlights a host of potential constraints and impacts a number of which are ‘showstoppers’ in terms of assessing the deliverability of the site to come forward within the plan period.</p> <p><b>Local Councillors Phil Hardy, David Bills and Adrian Dearnley</b> – Undeveloped countryside afforded protection from development in local and national policies. Visibility splays cannot be achieved driving out of Hockering Lane. Hockering Lane is narrow and mature trees would potentially be affected by any road widening scheme.</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Close proximity to school, danger to children, school at capacity</li> <li>• Narrow road, cul de-sac, congested particularly at school time, unlit and not suitable for large vehicles e.g. emergency services</li> <li>• Site requires access over a private right of way</li> <li>• Access to garages needs to be maintained</li> <li>• Increased traffic</li> </ul>	


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							<ul style="list-style-type: none"> <li>• Vulnerable and elderly people and families with small children</li> <li>• Loss of privacy</li> <li>• Existing residential area, only site proposed within a village</li> <li>• Use transit site at Long Lane, existing facilities and infrastructure</li> <li>• Adjacent water meadow used for recreation</li> <li>• Impact on river valley</li> <li>• Limited local amenities and public transport</li> <li>• Gas main, concern about fire risk, how will exclusion zone be enforced?</li> <li>• Abundance of wildlife</li> <li>• Close proximity to conservation area</li> <li>• Numerous travellers sites in area</li> <li>• Greenfield Site should be protected</li> <li>• Drainage issues</li> <li>• Existing sewerage infrastructure is inadequate</li> <li>• Dangerous bridge in centre of village, protected as monument</li> <li>• Noise pollution both from residents of the site and for residents of the site from the A47 Southern Bypass</li> <li>• Water pollution of nearby river</li> <li>• Management of site</li> <li>• Concerns about layout, density and design of development e.g. potential for 24 individual trailers in small space</li> <li>• Flooding &amp; Drainage issues</li> <li>• Would proposal submitted by private individual be considered</li> <li>• The approach to selecting sites on the basis of them being promoted is unsound and unsustainable – should be a better distribution of sites</li> <li>• Concern that this site has same landowner as site in South Norfolk Village Clusters Plan</li> <li>• Negative experiences of nearby sites with unlawful and antisocial behaviour, cost of clean up</li> <li>• Concern about decline in property values</li> <li>• Site unanimously rejected by local residents at public meeting in February</li> <li>• Other more suitable sites</li> </ul>	

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GNLP5014  A47 North Burlingham Junction	15		0	270	18	288	<p><b>National Highway</b> – objects as through DCO the land is to be part of environmental mitigation and will include attenuation ponds. Therefore, the site is not available.</p> <p><b>Anglian Water</b> – The site is located within reasonable proximity to connect to our water supply network, but due to its rural location it is not within reasonable distance of our water recycling network catchments. The A47 road improvement scheme will require the diversion of our assets at this location and this should be a consideration for future connections.</p> <p><b>Historic England</b> - We welcome bullet point 3 in relation to landscaping to protect views of non-designated heritage assets nearby.</p> <p><b>Environment Agency</b> –The site does not appear to have access to mains drainage. Therefore, there is a need for private means of foul drainage, e.g. septic tanks, etc. See PPG para 020 on hierarchy guidance. Amend site assessment under 'Utilities infrastructure 'from green to amber'.</p> <p><b>Lingwood and Burlingham Parish Council</b> – significant concerns notably accessibility to services, danger to children and animals and noise pollution. There are no pavements or cycleways so journeys would be predominantly by car. National Highways have earmarked the area for drainage to the improved A47, no mains sewers, loss of grade 1 agricultural land, flooding, landscape impact, pressure on local services</p> <p><b>Strumpshaw Parish Council</b> objects to site, completely unsuitable location for families to live, concern about overcrowding and impact on services and facilities, road is hazard to children and animals, no connection to sewage infrastructure, noise and potential health issues, flood risk.</p> <p><b>Reedham Parish Council</b>- Objection. Location near to a main dual carriageway will subject residents to unacceptable air and noise pollution. No safe pedestrian access to services and facilities. No main sewage. Site dependent on new dual carriageway which does not yet have planning permission.</p> <p><b>Beighton Parish Council</b> – Objection- The Parish held a public meeting and in which about 70 Parishioners mentioned they had only discovered the consultation in the press, national policy state that LPA should pay attention to early and effective community engagement with both settled and traveller communities. Has there been direct consultation with the traveller community to assess their needs. The site is in the middle of nowhere with</p>	


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							<p>nothing within walking distance and it would lead to pressure on the amenities available in Acle. Concern about increase in crime, safety of occupants due to proximity to the road and the use of grade 1 agricultural land.</p> <p><b>South Walsham Parish Council</b> – concern that existing infrastructure is at breaking point, impact of living so close to a main road, destruction of local habitat, lack of services/utilities, integration of residents into local community, management and financing of site, loss of farmland, lack of pedestrian access and footpaths</p> <p><b>National Farmers Union-</b> objection on behalf of the Farmers and members in the proximity of this site who have expressed concerns about the scale and size of the site and accessibility to services. The site should be limited single figure numbers ideally no more than 6 pitches. Thought the site itself is inappropriate due to proximity to major road, danger for children, air pollution even if it was included in the road scheme. Inappropriate to use grade 1 agricultural land, even if the building of the road makes it impractical to farm then the land should be given over to environmental use. Site is remote from existing infrastructure and there is no footpath network.</p> <p><b>Cllr. Lana Hempsall</b> – Object – stated has grave concerns about the site as it is proposed for two attenuation basins associated with A47 improvements. The site is close to major road, limited natural light and high levels of air and noise pollution. Pressure on local services, lack of engagement with the G&amp;T community, lack of utilities, flooding. Postwick Park &amp; Ride should be used.</p> <p><b>Requested Public Meeting 7 March</b>– approximately .400 people and GNLP staff attended.</p> <p><b>Burlingham Bowls Club</b> – The site is on greenfield land and it is isolated without footpaths, to any town or village to access services and facilities. There are no utilities which would have to be provided at some cost. Highways England have earmarked the site for surface water balancing ponds for the A47 improvements. The site will be noisy and not an attractive place to live. Postwick Park &amp; Ride should be considered instead</p> <p><b>Member of the public comments (including comments submitted by local councillors on behalf of residents who wish to stay anonymous)</b></p> <ul style="list-style-type: none"> <li>• Site would not be considered appropriate for permanent residential buildings so why is it appropriate for travellers</li> <li>• Site will be an unpleasant place to live. Impact on health both mental and physical</li> </ul>	

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<ul style="list-style-type: none"> <li>• Busy junction, accident blackspot. Dangerous for children and animals</li> <li>• Road will be busier and faster once dualled</li> <li>• New road layout will surround this site</li> <li>• Volume of sugar beet lorries in season</li> <li>• Not walking distance to services and facilities, no footpaths, residents would be forced to use cars</li> <li>• Pressure on local services and facilities, doctors, schools, dentists etc at capacity</li> <li>• Provision of utilities such as water and sewage infrastructure</li> <li>• Noise pollution</li> <li>• Light pollution</li> <li>• Waste management, refuse collection, fly tipping</li> <li>• Potential increase in crime rates</li> <li>• Would overwhelm the local population</li> <li>• Would spoil the rural beauty and environment, landscape impact</li> <li>• Drainage issues</li> <li>• Grade 1 Agricultural land needed for food production</li> <li>• Greenfield land</li> <li>• Loss of wildlife habitat</li> <li>• Close to the Broads, impact on habitats, economy and tourism</li> <li>• Felling of mature trees</li> <li>• Lack of employment opportunities</li> <li>• Effect on house prices</li> <li>• Fear of antisocial behaviour</li> <li>• High Court challenge – will impact deliverability</li> <li>• Flood risk</li> <li>• Area identified as drainage lagoons by National Highways</li> <li>• Consultation not compliant with SCI. Local people not aware of consultation</li> <li>• Website difficult to navigate</li> <li>• Objections voiced at public meeting</li> <li>• Inaccurate and out of date data in SA</li> <li>• Alternative sites available. Postwick Park &amp; Ride should be investigated</li> <li>• Does not meet government guidance in 'planning policy for travellers sites'</li> <li>• Cost to the taxpayer of providing adequate infrastructure</li> <li>• Proposal lacking in detail</li> <li>• Backwards step in relation to climate change and net zero</li> </ul>	


Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
GNLP5019  Land north of Shortthorn Road, Stratton Strawless	4		2	0	3	5	<p><b>Environment Agency</b> – The site does not appear to have access to mains drainage. Therefore, there is a need for private means of foul drainage, e.g., septic tanks, etc. See PPG para 020. Change site assessment Utilities infrastructure from green to amber.</p> <p><b>Historic England</b> - No comments</p> <p><b>Anglian Water</b> - The site is located within reasonable proximity to connect to our water supply network, and is adjacent to the Aylsham water recycling catchment, although this part of the network operates as a vacuum sewer system which can take up to 24 months for a connection due to the requirements to assess the capacity of the network. We would suggest that any policy should include a requirement for early engagement with Anglian Water regarding connection to our water recycling network.</p> <p><b>Summary of member of the public comments</b></p> <ul style="list-style-type: none"> <li>Support for site as the most cost-effective way of providing additional pitches and limit impact and disruption to the settled communities.</li> </ul>	
GNLP5020  Romany Meadow, The Turnpike, Carleton Rode	6		3	1	4	8	<p><b>Environment Agency</b> –The site does not appear to have access to mains drainage. Therefore, there is a need for private means of foul drainage, e.g. septic tanks, etc. See PPG para 020. Change site assessment Utilities infrastructure from green to amber.</p> <p><b>Anglian Water</b> – The site is located within reasonable proximity to connect to our water supply network, but due to its rural location, it is not within reasonable distance of our water recycling network catchments.</p> <p><b>Historic England</b> - Whilst there are no designated heritage assets within the site, there are several grade II listed buildings nearby including The Ashes to the east and a cluster of grade II properties to the northwest. However, the site is quite well contained and intervening landscaping should limit the impact on the historic environment. We welcome bullet point 4 in relation to landscaping to protect views of nearby listed buildings.</p> <p><b>Carleton Rode Parish Council</b> – Objection -due to size and scale of the development disproportionate to the size of the village and the services that the Carleton Rode and New Buckenham provide. This is 100% increase in the size of the development which is not acceptable.</p>	

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<ul style="list-style-type: none"> <li>The location of the site, outside the development boundary means that there is no access to shops, schools or public transport without using vehicles.</li> <li>Flood concerns from increasing the hard standing area at the site, increasing water runoff and pollution risk from the site.</li> <li>Highways access concerns, though access is stated as being through the existing site we have concerns that the gateway onto the proposed new site has already been improved and would be used to allow 2 self-contained sites.</li> <li>Exposed site. The site stands out in the landscape. Screen planting would be required.</li> <li>At the time of the original application in 2009 there were a lot of objections to the site from the local community, concerns were raised at the time over the size of the site and the possible expansion of the site if it were passed. South Norfolk Council were supporting small family run independent sites, over the years this site has changed from just being a family site to being accessible to all from the Gypsy and Traveller Community run by an independent family, this can be a difficult situation to control and concerns the Parish.</li> <li>The increase at this site along with the expansion at Uppgate Street GNLP 5024 would increase the number of Traveller Pitches by 10 which is disproportionate to the size and development of the village.</li> </ul> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>Support for site from landowner</li> </ul>	
GNLP5021  Land at the Old Produce Shop, Holt Road, Horsford	6		0	2	4	6	<p><b>Environment Agency</b> –The site does not appear to have access to mains drainage. Therefore, there is a need for private means of foul drainage, e.g., septic tanks, etc. See PPG para 020. Change site assessment Utilities infrastructure from green to amber’.</p> <p><b>Norwich Airport</b> – objects on the grounds of potential noise and disturbance to residents from offshore helicopter traffic. Noise already reported at Stratton Strawless. This site is not suitable for gypsy and traveller pitches given the poor acoustic performance of mobile homes. No insertion of acoustic fencing will compensate for the impacts</p> <p><b>Anglian Water</b> – This site is located within reasonable proximity to connect to our water supply network but due to its rural location it is not within reasonable distance of our water recycling network catchments. There is a mains water pipe to the northern boundary of the site. We will require sufficient stand-off distances around the water main or diversion at the developers cost and to the satisfaction of Anglian Water.</p>	


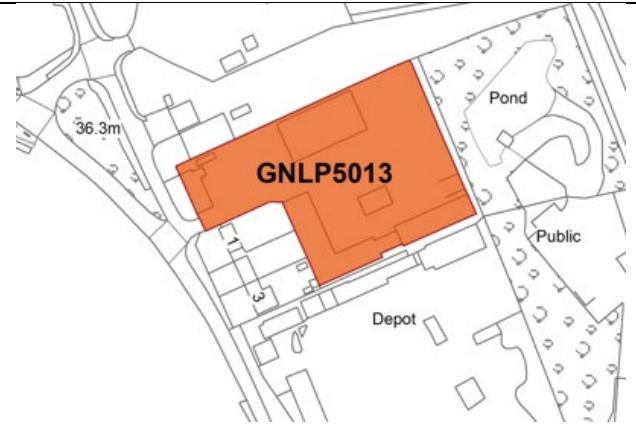


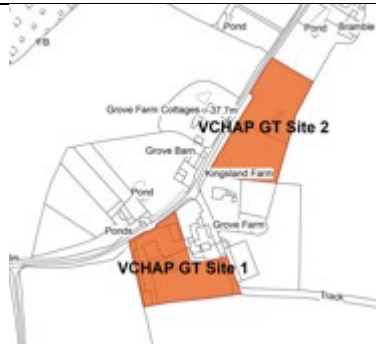
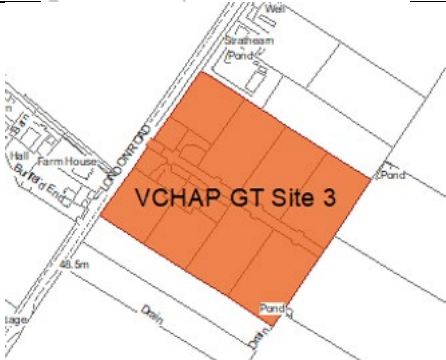
Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<p><b>Historic England</b> – No comments</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>Existing problems with speeding cars and rubbish</li> <li>How to ensure that no more than 6 groups of people live there</li> <li>Village infrastructure at breaking point</li> <li>Concern about useability of local footpath near site</li> </ul>	
GNLP5022  Land at the Oaks, south-east of Letter Box Cottage, Reepham Road, Foulsham	5		0	6	3	9	<p><b>National Gas Transmission</b> – The site is crossed by or in close proximity to National Gas Transmission Assets. Information submitted outlining guidance on development close to National Gas Transmission infrastructure</p> <p><b>Anglian Water</b> – The site is located within reasonable proximity to connect to our water supply network but due to its rural location it is not within reasonable distance of our water recycling network catchments</p> <p><b>Historic England</b> – consider any impact on designated heritage assets would be minimal. Welcome bullet point 4 in relation to landscaping to protect views of nearby listed buildings</p> <p><b>Foulsham Parish Council</b> – objects due to concerns over waste disposal, site was meant to be only for fixed period of time, site is outside of settlement limit and not suitable for further occupation. There are already 3 traveller sites in the vicinity which is disproportionate for a small village.</p> <p><b>Themelthorpe Parish Group</b> – to increase the number of pitches would make the scale of The Oaks too large for such a small village will no amenities and out of keeping with this quiet, rural area. Detrimental impact on local landscape. The number of buildings now on the site is greatly in excess of the number allowed under the granted planning permission. An unauthorised access road has been added with a very high fence. Major concerns regarding transport suitability and accessibility, issues with speeding, no street lighting and no footpaths. Concerned about provisions for sewage and risk of increased flooding. What provision is being made for nutrient neutrality? Concern about gas pipe running across the site. Noise pollution, antisocial behaviour and adverse impacts on biodiversity</p> <p><b>Hawk and Owl Trust</b> – Our land adjacent to the proposed site is part of a local community woodland initiative. Since the land has</p>	



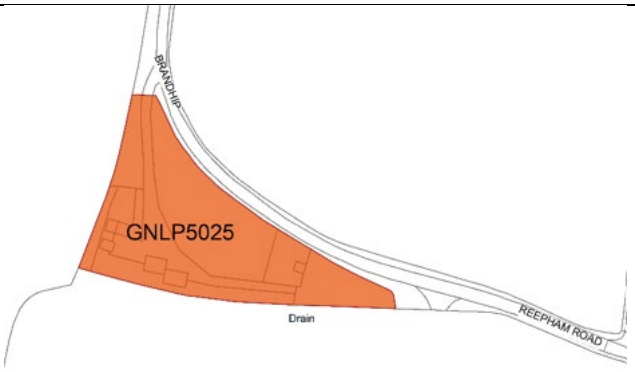

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<p>been gifted to the Trust we have suffered over £5000 of damage including cut fence posts and illegal dumping of waste.</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• 2 current pitches have already increased to several more, which are assumed not to have planning permission</li> <li>• Disruption to wildlife</li> <li>• Thelme Thorpe has experienced interference with water supply and telecom/internet connection due to damage or wilful 'self connection' to utilities at the site</li> <li>• Object to further development due to the non compliance of the existing site</li> </ul>	
GNLP5023  Land off Strayground Lane, Wymondham			0	4	6	10	<p><b>Environment Agency</b> – There is limited capacity at Wymondham Water Recycling Centre so would recommend constraints analysis is updated from green to amber for utilities capacity. A Flood Risk Activity Permit will be required for any development within 8m of the River Bays. There are also Environment Agency maintained assets bordering this river and this would be taken into account in any permit application. We would require a strip of land to be left close to the river for access and to avoid compromising the defences. This site is in Source Protection Zone 3 and is also on a principal aquifer. The site also overlies a historic landfill. This would trigger a consultation with us at the planning application stage and we would expect to see contaminated land risk assessment submitted as part of the application. The waste management licence on site should be surrendered when waste operations cease.</p> <p><b>Historic England</b> – The SA states that the policy could be further improved by detailed requirements to consider landscaping measures to reduce potential for adverse effects on the surrounding landscape character. Policy wording suggested.</p> <p><b>Anglian Water</b> – The site is located within a reasonable proximity to connect to our water supply network but due to its rural location it is not within reasonable distance of our water recycling network catchments.</p> <p><b>Wymondham Town Council</b> - Prospective sites 5005 and 5023 are adjacent to each other. To summarise the Town Council has made no decision on these proposals, other than to highlight that consideration should be taken into account when suitability assessments are made of the effect on the existing rural road network, and the potential to enhance the nearby wildlife sites and</p>	

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
							<p>trails that are enjoyed by a considerable number of ramblers and walkers.</p> <p><b>Wymondham Heritage Society</b> – It is hoped that this County Wildlife Site might be part of another Claylands Project, linking the Town centre to the open countryside beyond as it is a unique site for wildlife, flora and fauna to be enjoyed by generations of walkers.</p> <p><b>Greening Wymondham</b> – objection is not concerned with the use of the site by travellers but with making sure the site does not generate future traffic movements and that the peaceful tranquillity and sense of history of the lane is preserved and enhanced. The site should be restored to nature as part of the Bays River County Wildlife Site for general public enjoyment and that the importance of the lane as part of a primary walking route from the urban environment to open countryside is preserved and enhanced.</p> <p><b>Paving Co.</b> has offered their site for purchasing for G&amp;T</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Recent and historic contamination</li> <li>• Close proximity to railway crossing and large pond</li> <li>• Are Network Rail aware in case further mitigation to ensure the safety of the crossing is needed</li> <li>• Site should revert to nature once the recycling centre has relocated and the public byway maintained for leisure purposes as Wymondham is rapidly expanding and such opportunities are diminishing</li> <li>• Not enough doctors/school places/dentists to meet demand</li> <li>• Japanese Knotweed present</li> <li>• Access issues will need to be resolved and be cost appropriate for two pitches</li> <li>• The river impact needs to be assessed</li> <li>• Potential for pollution of Bays River and associated lowland fen areas (priority habitat)</li> <li>• Reduced attractiveness of Strayground Lane as a walking route. Current footpath user numbers should be established.</li> </ul>	

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
GNLP5024  Land off Upgate Street, Carleton Rode	4		3	1	3	7	<p><b>Environment Agency</b> –The site does not appear to have access to mains drainage. Therefore, there is a need for private means of foul drainage, e.g., septic tanks, etc. See PPG para 020. Change site assessment Utilities infrastructure from green to amber’.</p> <p><b>Historic England</b> – The site assessment states that Bunns Bank Linear Earthwork, which elsewhere in its course is scheduled, is adjacent to the site and should be taken into consideration. Therefore, they suggest an additional bullet point to ‘Protect the adjacent Bunns Bank Linear Earthwork.</p> <p><b>Anglian Water</b> – This site does not appear to be in close proximity to a water supply connection or our water recycling network. As the neighbouring site is occupied and was granted planning permission in 2010, there is an assumption that a water supply is available and sewerage treatment is confirmed as a package treatment plant through the documents submitted with the planning application.</p> <p><b>Carleton Rode Parish Council</b> – Size and scale is disproportionate to size of village and its services. A 200% increase in size of development is not acceptable. Location of site outside development boundary means there is no access to shops, services or public transport. There are highway access concerns. It is an exposed site which stands out in the landscape. Screening would be required. The combination with site GNLP5020 would be disproportionate.</p> <p><b>Member of the public comments</b></p> <ul style="list-style-type: none"> <li>• Support for site</li> </ul>	
GNLP5013  Land at Ketteringham Depot	10	5-10 years	0	0	3	3	<p><b>Anglian Water</b> – Comment as a reasonable alternative site, Anglian Water notes that the site is located within reasonable proximity to connect to our water supply network, but it is not within reasonable distance of our water recycling network catchments.</p> <p><b>Historic England</b> – Whilst there are no designated heritage assets within the site boundary, there are two round barrows (scheduled monuments) to the south of the site and several grade II listed buildings nearby. However, these are all over 500 metres from the site. Given the distance and intervening vegetation, we consider there would be little impact on designated heritage.</p> <p><b>Cllr Legg</b> – Site is prone to flooding and adjacent to old MOD Fuel Depot where there is unknown amount of contamination</p>	

Site Ref/ Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Total Comments	Key Issues	Site map
VCHAP GT Site 1  VCHAP GT Site 2	0	Not favoured			1	1	<b>Anglian Water</b> - notes the constraints identified regarding these sites and reasons why they have not been brought forward. In terms of access to our water supply and water recycling networks we can state that these sites are located within reasonable proximity to connect to our water supply network, but due to the rural location of these sites, they are not within reasonable distance to connect to our water recycling network catchments.	
VCHAP 3  Sites at Denton, Middle Road  SOUTH NORFOLK	0	Not Favoured				0	No comments	
<b>TOTAL</b>			<b>9</b>	<b>429</b>	<b>63</b>	<b>501</b>		

**Table 3 – New Sites for G&T put forward to the GNLP during the consultation**

Site Ref	Address	No of Pitches	Time Frame	Support (Nos)	Object (Nos)	Comment (Nos)	Key Issues / Notes (Internal Consultees comments)	Site map
GNLP5025	Land off Brandhip and Reephams Road, Foulsham, Broadland	3 pitches (2 permitted)		N/A	N/A	N/a	<ul style="list-style-type: none"> <li>• <b>Site promoted by Landowner</b></li> <li>• <b>Highway Authority</b> – objects to increasing car vehicles access on a tight bend along Reephams Road, where 60mph apply due to potential road safety concerns.</li> </ul>	
GNLP5026	Land off Peddlars Turnpike, Guestwick Green, Broadland	3					<ul style="list-style-type: none"> <li>• <b>Site promoted by Landowner</b></li> <li>• <b>Highway Authority</b> – Concerns over sustainability issues, considered remote, distances to services</li> </ul>	
GNLP5027	Land off Brick Kiln Road, Hevingham, Broadland	6 (1 permitted on site)					<ul style="list-style-type: none"> <li>• <b>Site promoted by Landowner</b></li> <li>• Initial Assessment indicated that a gas pipe crosses the site toward the northern boundary</li> <li>• There are areas affected by surface water flooding med to high risk towards the northern boundary however the remaining site remains unaffected.</li> <li>• The site offers an opportunity to be included as an allocation suitable for expansion.</li> </ul>	