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Borough Council of  
**King's Lynn &  
West Norfolk**



**By email via the Programme Officer**

**Geoff Hall**  
Executive Director

**Stuart Ashworth**  
Assistant Director Environment and  
Planning

**Date**  
10 October 2023

Dear Ms Baker and Mr Hayden

### **Examination of King's Lynn & West Norfolk Local Plan Review: Gypsy and Traveller Sites Update October 2023**

The work to identify sites to meet the needs of our Gypsy & Traveller community has progressed significantly. Part of this work has involved the commissioning of a Level 2 Strategic Flood Risk Assessment (SFRA) and SA which are yet to be finalised. We have a Statement of Common Ground with the Environment Agency which sets out a pragmatic approach to the assessment of existing sites within Flood Zones 2 and 3 as part of the SFRA work. Essentially the EA agree, that in principle, if it can be demonstrated that the residual risk to proposed sites from flooding is low and can be safely managed (in line with certain criteria), then it may be appropriate to allocate 'Highly Vulnerable' Gypsy and Traveller sites in locations in Flood Zones 2 and 3, and they will not object to allocations made on this basis.

The assessment of the priority sites (those where a need has been identified) and reserve sites (existing sites where there is no identified need) has now been completed. From this screening there are 7 priority/reserve sites which can be taken forward without further consideration to flooding and a further 3 sites which could be taken forward with some consideration as to mitigation measures.

This screening has also concluded that 13 sites cannot be considered going forward as the risk to sites if flood defences were to be breached during an extreme event would be unacceptable. This means we will have to look at other ways of meeting the need in full. We are currently looking at land owned by the Council as an alternative but are not able to determine whether any land would be suitable at present.

Therefore, we are in a position where we will now need to undertake a Call for Sites. We propose that this can be undertaken starting on the 13 October for a period of 4 weeks to the 10 November 2023. This will be a targeted exercise specifically looking for sites of 0.2ha to 3ha that are in Flood Zone 1 only. We intend to consult with Agents, known landowners and Gypsy & Traveller organisations in the Borough.

The 4 week Call for Sites and the time needed to assess any sites that are put forward will result in a delay to the completion of the work. An indicative revised timetable is set out below:

**Call for Sites:** 13 October – 10 November 2023

**Site Assessments /final selection of sites/preparation of consultation document and SA:** November – December 2023

**Cabinet to approve consultation document:** Cabinet 15 January 2024

**6 week consultation:** 26 January to 8 March 2024

**Finalisation of sites following consultation:** March 2024

**Cabinet to approve final sites:** Cabinet 23 April 2024

We will of course keep you updated on progress.

Yours sincerely

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*Chief Executive* – **Lorraine Gore**