

Our ref: ND/LJ/GNDP

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Greater Norwich Development Partnership
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

Norwich Office

The Atrium
St George's Street
Norwich
NR3 1AB

T 01603 629871

DD 01603 598241

W brown-co.com

E nick.dunn@brown-co.com

Greater Norwich Local Plan (GNLP) - Gypsy and Traveller Site Options Report

1.0 Introduction/Background

1.1 The current draft of the Greater Norwich Local Plan (GNLP) was submitted to the Secretary of State for independent examination on 30th July 2021. Consultation with the Planning Inspectorate is ongoing and the GNLP is not yet adopted. To ensure successful delivery of the GNLP, the Plan is required to allocate deliverable sites to serve the gypsy and traveller community. To broaden the scope of the consultation, Brown&Co were instructed by the Greater Norwich Development Partnership (GNDP) to identify additional potential sites.

2.0 Actions Taken to Identify Potential Suitable Sites

2.1 Liaising with Adam Banham, Principal Planning Policy Officer Greater Norwich Local Plan Team, the gypsy and traveller site search criteria were discussed and explored, and a requirement circular was prepared and distributed to active commercial and rural agents practicing within the search area. The broad parameters of the search, in terms of plot size, geographic location, tenure and timing were summarised in the requirements circular.

2.2 An extensive physical and online search of suitable locations within the search area was undertaken, and in addition to the above, various direct approaches were made to:-

- Landowners
- Developers
- Highways England
- Flagship Housing Association
- Active Commercial and Agricultural Agents

3.0 Market Context

3.1 For the purposes of this exercise, it was envisaged that any site will need to be in an attractive location for the travelling community to live in, and be within easy travelling distance of schools, services and shops, preferably by foot, cycle or public transport. The sites should have good access to the main 'A' and 'B' class road network, and should minimize adverse impact on locally, nationally and internationally designated sites and defined green spaces. A minimum of two sites are required which equates to a total of 2 to 2.5 acres of land, although additional land which could be brought forward for allocation would also be considered.

3.2 In addition to the above there should be a willing landowner prepared to bring forward the site, and that any site needs to be deliverable within the life of the emerging Local Plan. Identifying willing landowners was highlighted by Brown&Co as a core challenge.

4.0 Findings/Identified Sites

4.1 Prior to appointment with Brown&Co the GNDP had undertaken work to identify potential sites for allocation. Brown&Co's search therefore concentrated on identifying additional opportunities not already highlighted.

4.2 A number of further potential sites were identified and listed in Brown&Co's report.

5.0 Follow Up Actions

5.1 Land Registry searches were undertaken to identify the ownership of identified sites, and letters were sent to each individual owner (a number of the plots were in multiple ownership) inviting engagement and to explore if the owners would be willing to promote the plots through the GNLP, to serve the gypsy and traveller community.

5.2 As of the 5th January 2023 Brown&Co had received one response and are awaiting responses from other landowners.

6.0 Further Comments/Observations

6.1 The works undertaken by Brown&Co on behalf on the GNLP have identified a number of potential sites and three of these have been shortlisted for further investigation. Brown&Co will advise willing landowners on how to bring forward possible sites for the gypsy and traveller community through the plan-making examination process. At the time of this update report, further feedback is awaited from the various landowners.

6.2 In the course of Brown&Co's investigations a number of other potentially suitable sites were identified, which were not listed in the Report, having been categorically rejected by the landowners due to the nature of the potential use. This has been and will continue to be a challenge in identifying a "willing landowner" prepared to support the proposed use, and may have a limiting effect on the availability and suitability of potential site options.



Nick Dunn, BSc MRICS

For and on behalf of
Brown & Co - Property and Business Consultants LLP