

Gypsy and Traveller Site Joint Delivery Statement (JDS)

Section 1: Completed by the Greater Norwich Local Plan (GNLP) Team and updated by the landowner/agent if necessary.

Section 2: Completed by the landowner/agent.

Section 1:

Site and landowner/agent details:

	Details
Landowner /agent	Mr Andre Serruys, Serruys Property Company
Reference	GNLP5028 A
Location	Land at Strayground Lane
Planning Status	Vacant, undeveloped land
Description of Development	Approximately 10 residential Gypsy and Traveller pitches

Site progress

Pitches constructed at 1st April 2022: 0

Pitches with planning permission: 0

Pitches proposed for allocation: 10

GNLP Team commentary

The landowner understands that there is a shortage of Gypsy and Traveller accommodation in the area and continues to promote GNLP5028 A for this use. A study to understand the highways implications of developing GNLP5028 A has already been undertaken by the promoter and the latest discussions continue to indicate development is deliverable by March 2027.

There are highways constraints but these are being addressed by combining GNLP5028 A with the neighbouring waste recycling centre land (GNLP5028 B). By combining the two sites as a single allocation it ensures development on Strayground Lane cannot take place until after the waste recycling centre has closed, the benefit of which is to address concerns over highways access and vehicle movements along Strayground Lane. However, it is recognised that Norfolk County Council Highways Department maintains an objection to GNLP5028 A.

GNLP Team information

Print name: Adam Banham

Job title: Principal Planning Policy Officer

Date: 8th June 2023

Section 2:

Delivery forecast:

Financial year	Pitch completions
2022/23	
2023/24	
2024/25	
2025/26	5
2026/27	5
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	

Landowner's commentary on delivery forecast

As the landowner, I am actively promoting GNLP5028 A, and once the site is included in the local plan I am confident that the site can be developed. Site GNLP5028 A is available immediately, and it is realistic to expect delivery of 5 pitches in 2025/26 and 5 further pitches in 2026/27. Even if the waste recycling centre does not close as soon as expected, I am still content to bring forward a scheme on site GNLP5028 A so that much-needed pitches can be ready for occupation by March 2027.

I have already commissioned a detailed transport statement, and this evidence shows that the development of Gypsy and Traveller pitches along Strayground Lane will not compromise traffic flow, road safety, or neighbouring amenity. It is my view that highways requirements as specified in criteria 1 and 2 of the policy for allocating site GNLP5028 A can be met, and the Transport Statement shows this. As stated by paragraph 111 of the NPPF development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe', which does not apply in the case of GNLP5028 A.

Landowner's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

- to the best of my knowledge the information included within this Joint Delivery Statement is accurate.

Print name: Andre Serruys

Date: 15th June 2023