

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 S Hughes, Director of Property, Norfolk County Council
Reference	GNLP5028 B
Location	Land at Strayground Lane
Planning Status	Part-time waste recycling centre that is due for closure
Description of Development	Approximately 2 residential Gypsy and Traveller pitches

Site progress

Pitches constructed at 1st April 2022: 0

Pitches with planning permission: 0

Pitches proposed for allocation: 2

GNLP Team commentary

This is a brownfield site owned by Norfolk County Council which proposes to sell the land for development as a Gypsy and Traveller site. The waste recycling centre that currently operates from here is due to be relocated to an alternative site that has been acquired by the County Council for this purpose.

The landowner understands that there is a shortage of Gypsy and Traveller accommodation in the area and has decided to promote GNLP5028 B for this use. It is anticipated that surveys in support of marketing the land for sale and applying for planning permission could be begun in advance of the waste recycling centre closing.

GNLP5028 B has a vehicular access to Strayground Lane which serves the existing recycling centre and this will be utilised for the Gypsy and Traveller site. Although Whartons Lane and Strayground Lane are single-width carriageway, and the access from the B1172 is constrained, the increase in vehicular movements arising from the residents of 2 Gypsy and Traveller pitches will be less than the reduction in vehicular movements from the closure of the waste recycling centre.

Due to highways constraints the larger neighbouring site on Strayground Lane (GNLP5028 A) is no longer favoured for allocation in its own right, but is considered suitable if combined with 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.

GNLP Team information

Print name: Adam Banham

Job title: Principal Planning Policy Officer

Date: 7th June 2023

Section 2:

Delivery forecast:

Financial year	Pitch completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	2
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 a representative of the landowner I can confirm that the County Council proposes to sell GNLP5028 B for development as a Gypsy and Traveller site once the waste recycling centre closes. In principle, the new waste recycling centre could open in March 2025 and the current site at Strayground Lane could be sold by June 2025.

The aim will be to conduct the necessary surveys and market the site at Strayground Lane for sale as soon as is practical. This means there is a good prospect for GNLP5028 B being redeveloped and occupied as a Gypsy and Traveller site during the period up to March 2027.

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: Mr Simon Hughes

Job title: Director of Property, Norfolk County Council

Date: 29th June 2023