

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	Emily Larter, Growth Delivery Manager, South Norfolk and Broadland Councils
Reference	GNLP5013
Location	Land east of Station Lane, Ketteringham
Planning Status	Depot for local authority domestic waste collection vehicles that is due for relocation
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

This is a brownfield site that South Norfolk Council proposes to sell for development as a Gypsy and Traveller site. The depot facility that currently operates from here is over the course of the next 5 years to be relocated to an alternative site that South Norfolk Council will acquire.

South Norfolk Council understands that there is a shortage of Gypsy and Traveller accommodation in the area and as a consequence has decided to redevelop GNLP5013 for this use. South Norfolk Council may take until 2026/27 to close the depot and to sell the site, but in the meantime are beginning work to progress the site's future redevelopment.

The characteristics of GNLP5013 make it developable, and even though assessment into possible land contamination will be required prior to redevelopment, other factors count in its favour. For example, GNLP5013 benefits from having an existing

vehicular access to Station Lane, which due to the existing depot is frequently used by HGV vehicles and so redevelopment would equal a net reduction in traffic.

GNLP Team information

Print name: Adam Banham

Job title: Principal Planning Policy Officer

Date: 21st June 2023

Section 2:

Delivery forecast:

Financial year	Pitch completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	5
2029/30	5
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 South Norfolk Council proposes to sell GNLP5013 once the depot closes. In principle, the depot could be relocated by 2025/26 and the site at Station Lane could be sold by 2026/27, and on which basis 5 pitches are forecast for completion in 2028/29 and 5 pitches for 2029/30.

Although GNLP5013 continues to be used as a depot, the Council has begun a market engagement exercise to explore disposal of the site to a Registered Social Provider. This means there are good prospects for GNLP5013 being sold by 2026/27 and redevelopment as a Gypsy and Traveller site being complete by March 2030.

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: Emily Larter,

Job title: Growth Delivery Manager, South Norfolk Council

Date: 29th June 2023