



LAND AT DEAL GROUND AND MAY GURNEY

Environmental Statement Addendum – Chapter 04: Site and Surroundings

Serruys Property Company Limited

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4 SITE AND SURROUNDINGS

4.1 INTRODUCTION

As an addendum in support of a reserved matters application, the site has marginally altered from the outline stage (see section 4.2) and therefore worth confirming in the ESA and as defined with the technical assessments, as necessary.

4.2 SITE AND SURROUNDINGS

The site is located in East Norwich, on the edge of Trowse, bordering the Norfolk Broads. It straddles three districts Norwich, South Norfolk and Broadland.

It comprises two parcels of land at Deal Ground and the former May Gurney site. The site is a total of 11.36 hectares.

The site is bordered by rivers to the north and east of the Deal Ground and to the north, east and west of the May Gurney site.

To the immediate east of the Deal Ground site lies a County Wildlife Site.

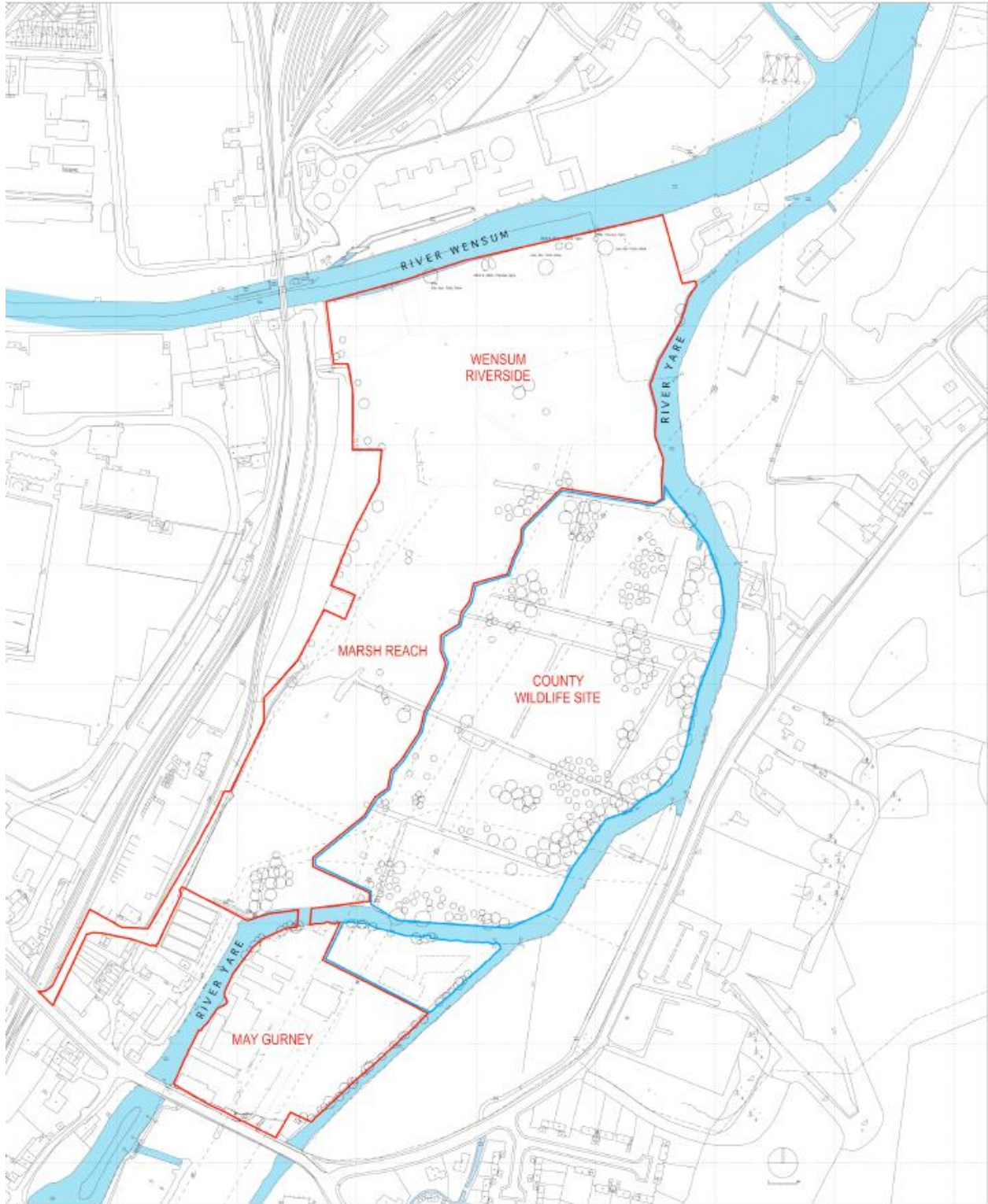
To the north east of the May Gurney site is an area of land, with a lapsed planning consent for a four-storey office building. To the south west of the site lies the 1898 cottages and former Post Office. This is within the site boundary but was removed from the outline proposal and does not comprise part of the 2013 consent.

The site lies within a mile of the City Centre and is 1km from Norwich Railway Station.

Whitlingham Country Park, which is located to the east and north east of the site, offers a range of activities including sailing, windsurfing, kayaking, rafting and canoeing. An artificial ski slope is also located due east of the site.

Cycle routes are currently available along the A1054 and the A1242 as well as along Bracondale into the centre of Trowse.

Figure 4.1 – Site Location and Surrounding Context



NB – do not scale, north to top, red line denotes application site.