

Greater Norwich Local Plan (GNLP)

Ask for: Isabel Appleyard, Senior Planning Officer or
Adam Banham, Principal Planner
Email : gnlp@norfolk.gov.uk
Date: 22 January 2021

Dear landowners, agents, and developers

Greater Norwich Local Plan (GNLP) – Regulation 19 Publication Stage

Update: Statements of Common Ground for Allocated Sites

This letter is to notify you that the **Regulation 19 Publication draft of the GNLP will be available on our website (at www.gnlp.org.uk) from 1 February – 15 March 2021.**

The purpose of the Reg. 19 Publication stage is to provide the public and key bodies with the opportunity to comment on the Local Plan's soundness and legal compliance in order to proceed to public examination and subsequently to formally adopt the Local Plan.

The site you own or are promoting on behalf of a landowner has been selected by the GNLP for allocation in the Local Plan. **However, confirmation of allocation of the site through the local plan examination process will be subject to demonstrating to the planning inspector that the site is deliverable** and thus that the plan is sound at examination.

The next stage, scheduled for July 2021, will be for the GNLP to be submitted to the secretary of state for public examination by an independent planning inspector. As part of this process, the GNLP team is required to submit evidence to demonstrate that allocated sites are deliverable. Consequently, we require evidence of financial viability and commitment to meeting GNLP policy requirements.

This evidence must be provided through a statement of common ground (SCG) between yourselves as the site owner/promoters and the GNLP team about each allocated or reallocated site. As you may recall, the GNLP wrote to landowners / site promoters asking for these statements to be returned to the GNLP by 30, October 2020. However, our records indicate your statement has not been returned. As the GNLP is now at the more formal stages, these statements are now overdue. Consequently:

All Statements of Common Ground for Site Allocations must be returned to the GNLP by 15th March, 2021. This should be done by email to: gnlp@norfolk.gov.uk

The SCG form (attached) is also available on our website at www.gnlp.org.uk. It consists of seven questions, each of which should be answerable in approximately 100 words. It seeks clarification on key points about timely delivery of development in accordance with local plan policies.

It is important that the information included in the SCG is realistic. It anticipated that these agreements will be finally signed-off in March - April 2021. Therefore, for the remainder of February 2021 as the Regulation 19 Publication of the GNLP is underway, opportunity exists for agreeing a SCG in a collaborative way. If required, discussions about SCGs can be held by telephone, or if necessary, a short virtual meeting by MS Teams or Zoom could be arranged during February.

I hope this letter gives clarity to the GNLP's approach to plan-making and development viability. These matters will be kept under review as economic conditions change. In the meantime, any questions about this letter or the GNLP process are of course welcome as usual.

www.greaternorwichlocalplan.org.uk

e: gnlp@norfolk.gov.uk



NORWICH
City Council



Working with



Norfolk County Council

Greater Norwich Local Plan (GNLP)

Yours sincerely,

Mike Burrell,

Greater Norwich Planning Policy Team Manager

Please direct all correspondence electronically to gnlp@norfolk.gov.uk