

The Greater Norwich Development Partnership

Joint Core Strategy Submission Content

Examination in Public
May 2013

Statement of Common Ground
Between
Broadland District Council, South Norfolk District Council, Norwich City
Council, Norfolk County Council
Badger Builders

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1. Introduction

1.1. Badger Builders are the development partner of Norwich Rugby Football Club (RFC). Norwich RFC who are located on North Walsham Road, Sprowston. This site lies within the Growth Triangle area as set out within Appendix 5 of the Joint Core Strategy Submission Content.

1.2. This statement of common ground relates to the viability, deliverability and timescale of the Norwich RFC site, which could contribute to the achievement of development within the Growth Triangle over the course of the plan period.

1.3. This statement of common ground covers the following issues:

- the relationship between the Norwich RFC site and the Housing Trajectory in Appendix 6 of the Joint Core Strategy Submission Content.
- The Growth Triangle as an appropriate area of search.
- the achievement of a single co-ordinated approach to planning in the Growth Triangle.
- viability and delivery

2. The Housing Trajectory

2.1. In response to matter 2 (1.5) it is agreed that the overall portrait of delivery established by the trajectory within Housing Trajectory within Appendix 6 remains consistent with the potential for delivery within the Growth Triangle over the remainder of the Plan Period (2013 to 2026).

2.2. It is agreed that delivery of development on the Norwich RFC site is contingent upon securing a suitably site for relocation of Norwich RFC. Options for the potential relocation of Norwich RFC are underway and it is agreed that subject to the timely grant of planning permission development could be begun on site in accordance with the following timetable.

2.3. It is anticipated that a planning application for both relocation and development will be made during the latter part 2013.

3. The Growth Triangle as an Appropriate Area of Search

3.1. it is agreed that the Growth Triangle represents a justified and realistic area of search which is of sufficient size and nature to accommodate the various components proposed for the Growth Triangle within the Joint Core Strategy Submission Content.

4. The Achievement of a Single Co-ordinated Approach to Planning in the Growth Triangle.

4.1. it is agreed that the Joint Core Strategy Submission Content provides sufficient strategic guidance for achieving a single co-ordinated approach to future planning of the Growth Triangle. Further policies to guide development in the area will be provided by the Area Action Plan. An options consultation in relation to the Area Action Plan is currently underway, closing on 10 June.

4.2. Badger Builders will work closely with the planning authorities to ensure consistency between any development on the Norwich RFC site, the JCS and the emerging Area Action Plan.

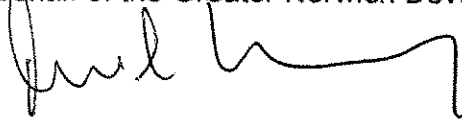
4.3. It is agreed that the masterplan for North Sprowston and Old Catton which forms part of the current planning application submitted by Beyond Green does not constrain the delivery of the Norwich RFC site.

5. Viability and Delivery

5.1. Badger Builders are confident that the Norwich RFC site is viable and can be effectively delivered. Badger Builders do not consider that the delivery adjacent proposed development by Beyond Green would affect the viability, deliverability or completion rate of development on the Norwich RFC site.

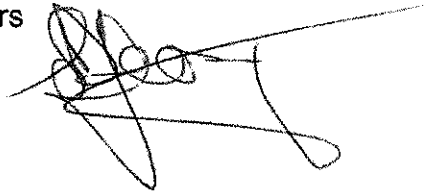
JCS for Broadland, Norwich and South Norfolk Submission Content
Statement of Common Ground GNDP authorities/ Badger Builders

Signed on behalf of the Greater Norwich Development Partnership



Date 09 06 2013

Signed on behalf of Badger Builders



Date 7TH MAY 2013

