

Site Allocation Delivery Statement / Statement of Common Ground (SoCG): Explanatory Note and Disclaimer

The GNLP must provide the homes Greater Norwich requires. To do this, it must show that Local Housing Need (LHN), as set by the standard method in national planning guidance, will be delivered. The submitted plan also includes a delivery buffer to address fallout, plus additional flexibility to allow for higher levels of housing growth.

The new homes must be delivered in a timely manner. The sites in the plan must therefore meet the National Planning Policy Framework (NPPF) definition of being either deliverable within 5 years of its adoption or developable within the plan period to 2038.

To evidence when homes will be built, the GNLP Team requested site promoters to provide a site allocation Statement of Common Ground (SoCG) allowing landowners, agents, and developers with a site allocation in the GNLP to explain how and when their scheme will be completed, and comply with the plan's policies once adopted.

Each site allocation SoCG consists of a 7-question template which the GNLP Team asked site promoters to complete. The responses are in the words of the site promoter. Whilst all parties have applied their best endeavours to make each SoCG up-to-date and accurate, agreement of a SoCG does not indicate acceptance of a specific development proposal by the Greater Norwich authorities other than that as set out in the site allocation policy. The appropriateness of a proposal would need to be determined as part of a planning application.

The Greater Norwich authorities consider the plan to be sound but recognise modifications may be proposed by the inspectors. The SoCG does not prevent the authorities from agreeing changes to the GNLP. Similarly, the authorities recognise that site promoters who have signed a SoCG may also seek changes to the plan. However, the SoCG is valuable in demonstrating that the land in question is available and has realistic prospects for development.

Greater Norwich Local Plan (GNLP) Site Allocation Statement of
Common Ground (SoCG)

Between

Broadland District Council, South Norfolk Council,
Norwich City Council, Norfolk County Council

And

Gray's of Norwich Ltd

Site Reference: AYL4

Site Address: South of Banningham Road, Aylsham Broadland
3.1891656102099999

Proposed Development

Employment Allocation – Commercial Property

1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.

[Approximately 100 words recommended]

We own the whole site (c.6.8 acres) and have obtained Planning Consent for commercial development on it. It is therefore available and it is considered suitable for the proposed use as it is very well located away from residential properties; it has good road network links / access and commercial development is required in the area, especially due to the considerable amount of residential development in the town. There is support from the Town Council, County Councillors and the Local Authority (Broadland) and we believe the site is certainly deliverable.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

[Approximately 100 words recommended]

We are not aware of any land ownership constraints which may affect or delay development of the site. We are actively moving things forward to provide much needed commercial development for Aylsham. With support from Broadland Planning dept., who (as the Local Authority) are keen to see this development come to fruition, we do not see why anything should adversely affect or delay the development. We also have the support of the local Councillors who wish to promote employment in the area.

3. Please provide a commentary on progress to making a planning application – such as pre-application advice, or if planning permission exists on all or part of the site.

[Approximately 100 words recommended]

We have obtained detailed planning consent for c. 1.22 acres of the site for 12no. business units and these are now complete with the first occupiers moving in. We also have Outline consent for the remainder of the site (c.5,6 acres), with detailed consent for the estate road which will serve the remainder of the site. We have had detailed discussions with BDC planning dept and they are supporting an application we have submitted to vary the permitted use for the Phase 1 units, which will allow a wider use, whilst retaining the business park ethos. We are delighted to see the

Government has overhauled the uses classes to better reflect the diversity of uses to provide the flexibility for businesses to adapt and diversify to meet changing demands. This is particularly important at the present time as businesses seek to recover from the economic impact of Covid 19. Following pre-application discussions with the planning dept., we see no reason why the use on the site cannot be widened, at least in accordance with the recent Amendment to the Use Classes Order, to allow such things as the new "E" Class and even some Sui Generis uses, subject to any Highway issues being appropriately addressed. This was well received by the planners who felt it would not go amiss as there are no residential issues and the site is far enough away from the town centre not to cause any harm.

4. Please provide a commentary on the site's delivery, for example a predicted start-on-site, the annual rate of delivery, and the development's likely completion date.

[Approximately 100 words recommended]

We have already started the development and completed Phase 1 (12no. business units). We are currently considering options for the remainder of the site, with strong interest from a number of parties wishing to develop commercial property on the remainder of the site. We have obtained outline approval on the remainder of the site with Reserved Matters approval for the estate road to service the site. We are unable to put a timescale on delivery however, all parties are keen to move ahead quickly and subject to finalising any planning matters we see no reason why the remainder of the site should not be fully developed within the next 2-4 years, subject to the current climate improving.

5. Please provide a commentary on engagement held with statutory bodies and if any agreements have been made.

As part of the planning process we have engaged with various stakeholders such as the Town Council, County Councillors and various consultees such as Highways, Anglian Water, Environment Agency, Lead Local Flood Authority and other consultees, with no objections raised to the permissions granted.

6. Please provide a commentary on any known technical constraints about the site – such as but not limited to highways, heritage, or ecology.
[Approximately 100 words recommended]

There are no technical constraints on the permissions which have been granted and if there are any as a result of any further applications they will be dealt with at the appropriate time.

7. Please provide a commentary on community benefits the site will offer – such as but not limited to land and/or buildings for education and community provision.
[Approximately 100 words recommended]

The site will bring much needed employment opportunities to Aylsham, particularly in light of the vast amount of residential provision in and around the town, much of which has taken place very recently. The development of the site will kick start the local economy, which has suffered greatly as a result of Covid 19. However, there are signs of a recovery and we are excited that our site brings with it some excellent opportunities for businesses to flourish by providing a wider range of facilities and services, including new emerging uses, that will attract people and make these areas viable now and in the future, which reflects the Government's objective in publishing the Amendment to the Use Classes Order.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date October 2021
---	----------------------

Signed on behalf of Gray's of Norwich Ltd Yvonne Diver	Date September 2021
---	------------------------