

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

Network Rail Infrastructure Limited

Site Reference: Policy CC13

Site Address: Land at Lower Clarence Road

Proposed Development: Carried forward allocation for residential
development.

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]

The Lower Clarence Road site is currently a station car park with parts of the site used by Network Rail for a Maintenance Delivery Unit (MDU). A comprehensive land strategy is being undertaken but the current position is that this will remain an at grade car park for the foreseeable future. Network Rail will continue to liaise with the Local Authorities (LAs') to discuss plans as they evolve.

The car park will likely require reconditioning and the insertion of a possible new 'kiss and drop' area providing improved mobility access. This feeds into the mobility hub design and the overarching aim to encourage passengers to not drive to the station directly, particularly through the already congested Klobenz Avenue/Riverside.

Network Rail are currently assessing whether some of the maintenance site can be relocated to other nearby Network Rail sites.

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

[Approximately 100 words recommended]

The site is Network Rail freehold and currently on a flexible license to APCOA (car parking operator). Currently proposed works to this site would include the resurfacing, and potential introduction of a new walkway, improving the link between the car park and the station.

However, site viability continues to be reviewed to support strategy proposals.

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]

Once Network Rail have looked at whether a walkway can be installed, including with possible pre-app advice, a planning application will be submitted with the relevant design. Network Rail (who are engaging with internal and external stakeholders) have discussed this site the Greater Norwich Local Plan (GNLP) team and the Norwich City Council team, to progress its planning strategy.

Therefore, this site, as well as other sites will be discussed in the oncoming East Norwich Masterplan to ensure any development is co-ordinated with the wider city redevelopment ambitions and does not however, impose on future railway strategy, such as infrastructure improvements to increase capacity and speed between Norwich and London.

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]

Once the strategy is finalised and approved, we would be in a stronger position to forecast start dates. We will keep the LAs' regularly updated as plans progress.

Railway proposals and strategy viability continue to be reviewed, however, redevelopment, if any, would be many years away.

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

[Approximately 100 words recommended]

Network Rail have been and will continue to work in co-operation with the local authorities, for this site as well as wider redevelopment of Norwich, including through active engagement in the oncoming Norwich Masterplan and the mobility hub.

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]

A constraint for car park use is the access to the station which is currently being investigated.

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]

In the short-term, the site will possibly have improved parking, new 'kiss and drop' provision and mobility access features to align with the mobility hubs plans and aims. This will help reduce congestion around the station and enhance passenger experience. This will encourage public transport utilisation to align with the larger sustainability drivers for Norwich.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
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Signed on behalf of Network Rail Infrastructure Limited	23/06/2021
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