

## 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

Royal Mail

Site Reference: CC15

Site Address: Norwich Mail Centre, 13-17 Thorpe Road, NR1 1AA

Proposed Development: Mixed use redevelopment in an  
established zone of offices and housing.

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]*

Subject to locating to a suitable alternative site, Royal Mail would consider relocating, which will mean that the Mail Centre could become available for redevelopment during the Plan period. Based on a site area of 1.52ha and considering the surrounding development context the site would suit a high density, high quality residential led mixed use redevelopment. Royal Mail therefore consider the site to be available and suitable for redevelopment.

The Mail Centre is currently operational for the sorting of mail for delivery locally and for shipping to other destinations so it is unlikely that redevelopment would be achievable in the first 5 years of the plan and is not therefore classified as deliverable as defined by the NPPF. The site is however, considered to be developable and capable of redevelopment in later years of the Plan, i.e. there is a reasonable prospect that it will be available and could be viably developed in later years of the Plan should a suitable relocation site become available to Royal Mail.

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

*[Approximately 100 words recommended]*

Royal Mail is the freehold owner of the Mail Centre. It is not anticipated that this will result in any land ownership constraints that may affect or delay redevelopment of the site.

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]*

A planning application is not yet in preparation. The application process is likely to commence once RMG have found a suitable alternative site.

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]*

For the reasons set out in the response to question 1, Royal Mail consider the site to be developable and capable of redevelopment in later years of the Plan. Royal Mail will consider undertaking further site feasibility studies if a suitable relocation site is found which is both operationally and financially viable, which will provide greater clarity on start-on-site and the likely completion date.

Based on a site area of 1.52ha and considering the surrounding development context, the site would suit a high density, high quality residential led mixed use redevelopment with capacity in the region of 150 dwellings and an element of office development to complement the existing office employment base in the area. Based on an anticipated sales rate of 4 dwellings a month (current rate of sale in Norwich for similar developments), the total build period for new homes is anticipated to be 24 months.

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

*[Approximately 100 words recommended]*

To date there has been no engagement or agreement made with statutory bodies. A detailed feasibility exercise is likely to be commenced once Royal Mail have located a suitable alternative site, which will include engagement with relevant statutory bodies.

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 high-level overview of site constraints undertaken using available desk top information demonstrates that there does not appear to be anything that would preclude development from taking place on the site. The site is located in Flood Zone 1, there are no statutory or non-statutory heritage assets located on the site, and there are no statutory ecological or environmental designations covering the site. It is understood that the site falls within Source Protection Zone 1, designated to protect water supplies, which will require detailed discussions with the Environment Agency in due course to ensure that proposals are appropriate for the site and that the site is developed in a manner which protects the water environment.

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 redevelopment of the site for residential led mixed use development would make an important contribution to Norwich City Council, Broadland District Council, and South Norfolk Council meeting their local housing needs and significant housing requirement over the lifetime of the Plan, as well as generating new Council tax receipts, New Homes bonus payments, and CIL contributions to wider infrastructure investment. The inclusion of an element of office development will complement the existing office employment base in the local area, create new employment opportunities, and generate new business rates. All of these benefits will have a positive impact on the wider Norwich economy, particularly from increased spend in the local economy by residents and employers/employees that will be accommodated on the redeveloped site.

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct/ 2021
Signed on behalf of Royal Mail  <b>Andrew Teage, MRTPI</b> <b>Partner I Planning I Development Cushman &amp; Wakefield</b>	[dd/mm/yyyy]