

## 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

FW Properties

Site Reference: Policy CC16

Site Address: Land adjoining Norwich City Football Club

Proposed Development: 2.23 hectares to be allocated for mixed  
use development to include residential, leisure, community, office,  
and ancillary small retail uses.

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]*

#### Available

The part of the policy area that is undeveloped is wholly owned and controlled by Norwich City Football Club (NCFC). There are no third party land agreements which could delay development on land owned by NCFC and which is incorporated within Policy CC16.

#### Suitable

The suitability of the site for the type of development envisaged by the policy is demonstrated by the development that has been, and is being, undertaken within the locality in recent years.

NCFC and key stakeholders have prepared a cohesive and fully considered vision for the regeneration of this part of the city centre over the last 18 months, which accords with the principles of Policy CC16. The vision has been designed to connect into the wider vision for this part of the City as set out within the East Norwich Strategic Growth Area.

#### Deliverable

FW Properties, who are working alongside NCFC on this proposed development, have a proven track record of delivering high quality development schemes in Norfolk. FW Properties are confident that the delivery of the site is viable having regard to the policy requirements of the draft GNLP and there are no factors that we are aware of, at this moment in time, that could prevent the delivery of the site. This statement is, however, made in the context of the potential delivery of wider community benefits as part of any development, which may impact on the delivery of other policy requirements, such as affordable housing.

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

*[Approximately 100 words recommended]*

As detailed above, the undeveloped part of the site covered by the policy is entirely in the ownership of NCFC. Accordingly, there are no land ownership issues which could preclude development on 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]*

Consultation has been undertaken with a range of parties, including Norwich City Council and Norfolk County Council, which has culminated in achieving in principle support for a proposed development that accords with the objectives of Policy CC16.

Initial discussions have also been held with key parties involved with the neighbouring East Norwich Strategic Growth Area to ensure that both of the respective plans for the wider improvement to this part of Norwich are compatible with one another, despite the different timescales of their likely deliveries.

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]*

FW Properties and the NCFC intend to submit a planning application to the City Council at the earliest available opportunity. This will potentially be based upon an outline application for the land with the ownership of NCFC, but with detailed elements for highways and access and for the delivery of the initial phases of the proposed development. On this basis, it is envisaged that the first phase of works could be on site during 2023/24.

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

*[Approximately 100 words recommended]*

Initial discussions have been held with statutory bodies as part of the pre-application discussions detailed in Box 3.

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 substantial amount of technical work has been undertaken to inform the preparation of NCFC's vision for the site, relating to flood risk and surface water drainage, utilities, highways & access, heritage, and ground conditions. Through this work, no technical constraints have been identified, which could not be addressed as part of any development.

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 potential public benefits arising from the proposed development could include the following:

- Community facilities;
- Enhanced public realm;
- Improved management of traffic (pedestrian and vehicular) around the stadium;
- &
- Integration with developments within the locality.

# Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct/ 2021
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Signed on behalf of FW Properties  Iain Hill (Bidwells)	[dd/mm/yyyy]
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