

## 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

Sussex Street Cohousing CIC

Site Reference: CC19 and CC18 (northern half)

Site Address: 170-172 Sussex Street Norwich NR3 3DE, 140-154  
Oak Street Norwich NR3 3BP

Proposed Development: A cohousing development of up to 34  
dwellings, built at or close to passivhaus standard, together with  
communal facilities.

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: both sites are owned by Sussex Street Cohousing CIC. The main site CC19 is cleared and awaiting development, the adjoining land, half of CC18, is currently tenanted on a licence.

Suitable: the consolidated brownfield site is relatively flat, adjoins the highway, has utilities in situ, is close to amenities and transport, and is in a largely residential area.

Deliverable: considerable appraisal work has been done by our development partners, TOWN, to ensure that the scheme is viable, and the appraisal has been checked by agents and cost consultants.

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

*[Approximately 100 words recommended]*

There are no land ownership constraints.

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]*

Planning permission is still extant on the main site (CC19), however we wish to submit a new application for the consolidated site. A pre-application meeting with our planning officer was held in February 2020.

As community-led development our operations were considerably impacted by coronavirus restrictions during 2020. We now plan to start work with our architects in April 2021, subject to being able to meet in person over the following months, with a view to submitting a planning application early in Spring 2022.

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]*

The predicted start-on-site is Spring 2022, with completion towards the end of 2023.

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

*[Approximately 100 words recommended]*

We have not engaged with statutory bodies yet and no agreements have been made.

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 that we are aware of at this point.

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]*

Our group is aiming to build the first community-led cohousing scheme in Norfolk, and as such it will be an exemplar for other groups as well as a test bed for public and private housebuilders who may wish to learn from our project.

Evidence from other cohousing schemes shows that they bring a number of benefits to the local community, with residents often getting involved in social and neighbourhood activities in the area. The social capital within the scheme is expected to have a positive impact on the wider St Augustine's and North City area.

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct/ 2021
Signed on behalf of Sussex Street Cohousing CIC  <b>Lucy K Hall</b>	14/03/2021