

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

Dacre Property Holdings

Site Reference: CC2

Site Address: 147-153 Ber Street, Norwich

Proposed Development: Residential development comprising a
minimum of 20 homes. Commercial, offices, and/or educational
uses may also be acceptable

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 site is wholly within the ownership of the Dacre Property Holdings so it is readily available for development and can be delivered within the Plan period to 2038.

The principle of development has been established by virtue of the existing local plan allocation at the site (CC2), thus establishing the suitability of the site.

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, alongside additional land at 84-120 Ber Street and Mariners Lane car park, was previously identified in the 2004 local plan and was subject to planning permission for a total of 151 residential units granted in March 2011, though this was not implemented.

As specified at Regulation 18C stage, due to recent changes to the leases on parts of the site, which now run to 2035, delivery of 84-120 Ber Street and Mariners Lane car park is no longer likely to be achievable during the timeframe of the draft Local Plan. This has been reflected within the Regulation 19 pre-submission plan, with Policy CC2 carried forward from the Adopted Development Plan.

The principle of residential development is established by virtue of the existing Development Plan policy and existing consents.

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]

The site, alongside additional land at 84-120 Ber Street and Mariners Lane car park, was previously identified in the 2004 local plan and was subject to planning permission for a total of 151 residential units granted in March 2011, though this was not implemented.

As specified at Regulation 18C stage, due to recent changes to the leases on parts of the site, which now run to 2035, delivery of 84-120 Ber Street and Mariners Lane car park is no longer likely to be achievable during the timeframe of the draft Local Plan. This has been reflected within the Regulation 19 pre-submission plan, with Policy CC2 carried forward from the Adopted Development Plan.

The principle of residential development is established by virtue of the existing Development Plan policy and existing consents.

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]

Dacre Property Holdings anticipates bringing forward 147-153 Ber Street for development in 2025/26, though it is possible that delivery could come forward earlier than anticipated.

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

[Approximately 100 words recommended]

Dacre Property Holdings have engaged with the Greater Norwich Local Plan process through submission of representations to support the retention of the site allocation. Further engagement with statutory bodies will be undertaken prior to submission of a planning application in due course.

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 anticipated that would preclude delivery of the development specified by Policy CC2.

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]

Further residential development and potential office, commercial and/or educational uses at the site will provide suitable development within a highly accessible city centre location, in accordance with the aspirations of existing and emerging Development Plan policy.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct/ 2021
Signed on behalf of Dacre Property Holdings Sarah Hornbrook	16/03/2021