

## 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

Whitbread c/o Savills (Nicola Forster)

Site Reference: CC4b

Site Address: Land Mountergate/Prince of Wales Road

Proposed Development: Mixed use development (description  
within allocation)

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 available and suitable, however there are some issues with the CC4b policy text relating to land ownership of existing green space which could make it undeliverable. Please see below.

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

*[Approximately 100 words recommended]*

The existing green space (adjacent to the river) within the site allocation is controlled by Whitbread. The policy text (criteria 8) states: "Retention and provision of public access and public open space to the rear of the Hotel Nelson". This issue is that the space is not public open space, but private land. This causes issues with the future management of the space. Furthermore, the indicative design which has been progressed with the Council at pre-application stage did not include retention of this land (re-provided elsewhere) and its inclusion could impact the viability and deliverability of future proposals. We suggest that criteria 8 should be amended to: Provision of public access and public open space.

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]*

Three detailed pre-application meetings have been undertaken with the Council.

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]*

Whitbread is at pre-planning viability assessment stage reviewing development options providing a larger hotel within land controlled by Whitbread. These options include full redevelopment or part. The provision of a larger hotel is the driver with the possibility of other supporting uses on site, residential, senior living and/or student uses being assessed. The site has numerous planning constraints affecting viability, for any redevelopment to occur, density and uses must increase for a scheme to become viable.

Whitbread would like to be in a position to commit to a scheme and advance through to planning towards the end of 2022 with a delivery 2024. Whitbread has already acquired adjoining land to facilitate a development with demolition works completed.

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

*[Approximately 100 words recommended]*

Not applicable at this stage.

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]*

Two Listed Buildings; Conservation Area; Area of Main Archaeological Interest; Flood Zone 2 and 3.

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]*

Increased housing (inc. affordable housing, subject to viability); enhanced public realm and riverside environment; re-provision and upgrade of hotel to contribute to jobs within the local area; provision of care home for the older population; provision of student accommodation to benefit higher education institutions; office accommodation with opportunity for local businesses and employees; high quality and inclusive design to replace outdated buildings and layout; car-free (except for disabled and servicing spaces); highly sustainable in design and CIL/ S106 contributions (subject to discussions).

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct/ 2021
Signed on behalf of Whitbread Savills (Nicola Forster)	07/29/2021