

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

Hurlingham Capital

Site Reference: CC8

Site Address: King Street Stores, King Street, Norwich

Proposed Development: Residential development for
approximately 20 dwellings

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 site is no longer an operational business premises. Therefore, its availability has increased since the last plan making process.

Suitable - with the closure of the operational business the site is now more suitable for development than when previously allocated. Since the previous allocations process there has also been planning permission granted for the redevelopment of the adjacent site (Ferry Boat Inn) for residential development. This was granted in the context the King Street Stores site being allocated for residential development.

Deliverable - there is no operational business use on site which may impede the deliverability of the site. The owner of the site has submitted a planning application for the redevelopment of the site for residential use.

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. The owner has submitted a planning application for redevelopment of the site and intends to implement any forthcoming planning permission.

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 owner has submitted a planning application for redevelopment of the site. It is anticipated this will be determined by Norwich City Council in January 2021. The application follows pre-application engagement as outlined in our response to Question 5 of this document. *(GNLP Team Update: following a delay to the planning application process, this application is due to be considered at Norwich City Council Planning Applications Committee in November 2021 – an update to this statement will be made following the committee meeting)*

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]

We would anticipate dwellings being delivered within the next year and the site completed within 18 months of start (mid 2023). The planning application with Norwich City Council proposes demolition of the existing buildings on site and creation of 20 new homes.

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

[Approximately 100 words recommended]

We have undertaken formal pre-application feedback with Norwich City Council, Historic England and The Broads Authority. The site is not within a sensitive landscape or ecological protection area therefore there is no requirement to formally engage with Natural England. Matters associated with contamination are being dealt with through the planning application and interaction with the EA. A Phase 1 contamination survey has been undertaken which concludes it is unlikely that contamination is present which would limit development potential.

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]

The buildings on site are not listed although they are subject to a local listing. This is in part due to the site's history as an employment site.

There are no technical issues which would be considered to be unusual or unexpected with a site of this brownfield nature.

Technical reports support the planning application submission.

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]

Provision of a Riverside Walkway; Market Housing; Redevelopment of a redundant site in a residential area therefore removing the fear of crime and anti-social behaviour which is associated with such sites/buildings; Economic benefits associated with building sites and extra spending in local services and facilities from new residents; Increased social interaction opportunities and community building; and Improvement to the appearance of the Conservation Area through redevelopment of the redundant site.

Signed on Behalf of the Greater Norwich Development Partnership	
Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021

Signed on behalf of Hurlingham Capital	
Sarah Clinch	30/10/2020