

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

Crocus Contractors Ltd (CCL)

Site Reference: GNLP2019 & COL1

Site Address: Rectory Road, Coltishall, NR12 7HR

Proposed Development:

Residential development in accordance with Policies GNLP2019 & COL1

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]

Suitability: Given the relative sustainability of the 'Coltishall Cluster', the GNLP identifies that approximately 50-60 new homes are appropriate for the 'cluster' in the plan-period. Whilst the proposed new allocation (the subject of this submission) for 20 homes does not amount to this figure, further development is not ruled out. The Village Clusters policy 7.4 and Small-Scale Windfall Housing Development policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity. The GNLP evidence base (Coltishall & Horstead Booklet, GNLP, January 2021) finds site GNLP2019 as being well-related to the centre of Coltishall, where there is a primary school, doctors' surgery, bus stops, and shops. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. The principle of development on site COL1 has been accepted - Outline planning permission reference 2017/0075 for a minimum of 30 dwellings.

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. Site COL1 in its entirety and part of site GNLP2019 (1ha approx.) are under the direct ownership of Crocus Contractors Ltd (CCL) and referred to as 'Phase I'. This land is the subject of application reference 2020/1627 (decision pending) pertaining to the residential development of 30 dwellings, new vehicular access and open space. A conditional contractual arrangement is in place with the landowner of the 'remainder' of site GNLP2019 (Phase II) that will see it delivered following completion of Phase I (2020/1627).

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]

Site COL1 is the subject of extant outline planning permission (reference 2017/0075, minimum of 30 dwellings) although no RM Matters application has been submitted. A new full planning application (2020/1627 - decision pending) pertaining to development of 30 dwellings, new vehicular access, and open space, has been submitted by Crocus Contractors Ltd. and covers the full extent of land subject of the extant permission (COL1) but extends (approx. 1ha) into site reference GNLP2019 in the GNLP. The survey work and technical reports required in support of the 'new' application (Phase I) will be used to inform any future application for Phase II (i.e., the 'remainder' of site GNLP2019 as this appears in the GNLP). This means that Crocus Contractors can progress rapidly from delivery of Phase I (the subject of the current application) to delivery of Phase II. All technical reports/surveys are available to view on the Broadland Planning search facility and include but are not limited to, archaeology, topography, arboriculture, ecology, flood risk & drainage strategy, transport statement.

From a highway's perspective, the 2017 consent (2017/0075) required the applicant to implement road and footway widening across the site frontage, as well as design the site access such to discourage potential movements south along Rectory Road which would be contrary to the existing one-way order. The current application again seeks consent for 30 dwellings and includes within the proposals the previously conditioned road and footway widening. In light of this and the information the Highway Authority have not raised an objection to the principle of the development proposed under 2020/1627 (see their consultation response to the current application dated 05/11/20). There is an 'in-principle' agreement in place with NCC (Highways) that the access could service up-to 55 dwellings and Crocus Contractors are pleased to note that Policy GNLP2019 as drafted in the Regulation 19 version of the GNLP allows for an uplift in housing numbers from 20 dwellings, subject to an acceptable design and layout, as well as infrastructure constraints.

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.

Sites GNLP2019 and COL1 will deliver a minimum of 50 dwellings in the plan-period. Both sites are available now and can be delivered within 1-5 years.

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

[Approximately 100 words recommended]

The relevant statutory bodies were consulted at the appropriate stage(s) in respect of application 2017/0075 pertaining to site COL1.

The relevant statutory bodies have been invited to make comments on the current application 2020/1627 (decision pending) pertaining to site COL1 and part GNLP2019 and where these have been forthcoming, are available to view on the Broadland's planning application search facility. There is an 'in-principle' agreement with NCC (Highways) that the access can provide for 55 dwellings on sites COL1 and GNLP2019 combined.

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]

CCL are committed to fulfilling the requirements of policies COL1 & GNLP2019 as drafted in the Regulation 19 version of the GNLP and these, in part, are being considered in respect of the current application (2020/1627 - decision pending).

The sites 'suitability' for allocation/development has been thoroughly considered in respect of the HELAA and SA/SEA processes.

Furthermore, there are no known abnormal constraints pertaining to the site (i.e., 'reds' in the context of the RAG assessment undertaken as part of the HELAA process (GNLP Coltishall & Horstead Booklet, p.3, January 2021). The HELAA and SA/SEA processes provide a thorough assessment of sites in respect of potential constraints including (but not limited to) consideration of landscape, ecological, heritage and highways matters.

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]

Allocation GNLP2019 alongside COL1 will deliver obvious social/societal benefits in terms of the provision of a minimum of 50 new dwellings to meet the demonstrable (evidenced) requirements of the Coltishall Cluster and the wider sub-region in the plan period. It is acknowledged that the LPA will potentially seek contributions to deliver (among other):

- Provision of green infrastructure and suitable alternative green space (known as SANGS) under Policy 2 Sustainable Development and Policy 3

Environmental Protection and Enhancement,

- Obligations for affordable housing under Policy 5 Homes.

It is not considered (at this stage) that such potential contributions will impact upon the viability of the scheme/site delivery in the plan period.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
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Signed on behalf of Crocus Contractors Ltd (CCL) M Magnusson	Date 03/02/2021
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