

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

Bullen Developments Limited

Site Reference: COL1

Site Address: Norwich Research Park (NRP), Colney

Proposed Development: Proposed Development: Principally
B1(b) Science Park development, hospital expansion and other
proposals ancillary and complementary to these main uses.

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 an existing allocation carried forward from the adopted South Norfolk Local Plan (SNLP). It has been the subject of an extensive planning history with outline planning permission granted in 2013 (2012/1880 and 2012/1477). Although the site is controlled by two separate parties, Bullen Developments Limited and AIA, both parties have cooperated in order to deliver necessary infrastructure and a number of substantial buildings.

The site is clearly available and deliverable as evidenced by both development and marketing activity. The site is also clearly considered suitable given the extant planning permissions. The site is also identified as an Enterprise Zone.

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

[Approximately 100 words recommended]

In the case of that part of the site controlled by Bullen Developments Limited, we can confirm there are no ownership constraints. The land is the subject of an extant Option Agreement in favour of Bullen Developments Limited.

We understand that the smaller but still key part of the site controlled by AIA also has no 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]

Outline planning permission remains extant on the whole of COL 1. The relevant planning permissions are reference numbers 2012/1880 and 2012/1477. In addition, a number of reserved matters consents have been granted for individual buildings, some already complete and others currently under construction.

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]

A start on site COL1 began shortly after the grant of planning permission in 2013 and subsequent reserved matters consents. Development is now complete on the Bob Champion Building and Q1. Work is well advanced on the multi-storey car park and South Norfolk Council's Research and Development Centre with other discussions taking place for the possible development of additional land parcels. Phase 1 of COL1 is nearing either completion or full commitment. As originally envisaged in the outline planning permission Phase 1 has so far been almost exclusively developed for medical related uses or for infrastructure to service, in part, the adjacent medical uses.

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

[Approximately 100 words recommended]

Substantial engagement with all relevant statutory bodies has taken place to deliver development on the site. Engagement continues for the next phases of development. All technical approvals and contracts have been completed as required to undertake the already occupied buildings and the approved development currently under construction.

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]

Any known earlier technical constraints/issues such as those related to highways, landscape, ecology and drainage have been demonstrated in the relevant planning permissions to be adequately mitigated.

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]

The NRP is the premier research and development park in Norwich. Occupiers of the park are acknowledged world leaders in the sectors of scientific and medical research, practice and education. In addition to the world-wide health and scientific benefit, the park and its continued development will generate substantial employment opportunities. In addition, the provision of infrastructure being promoted as part of the phased development of the park will continue to bring green transport, health and well-being and the related social benefits.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
Signed on behalf of Bullen Developments Limited	17/11/2020