

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

University of East Anglia

Site Reference: COL2/ GNLP0140C

Site Address: UEA Triangle Site, Watton Road

Proposed Development: Science park development, hospital
expansion or other development which would complement these
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 within the ownership of the University of East Anglia, 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 (COL2), thus establishing the suitability of the site for the proposed development.

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 is wholly within the ownership of the University of East Anglia, so there are no land ownership constraints that may affect or delay development of the site.

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]

Planning permission for an Innovation Centre was granted in 2011 (2008/0736). While this consent has expired, a temporary planning consent is in place to allow for the use of the site as a car park to 31 December 2027 (2017/1422).

Given the temporary nature of the use of the site as a car park, it is not considered that the existing use would prejudice the ability for development, as set out within COL2 and proposed in GNLP0140-C, from coming forward.

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]

As above, the existing use of the site as a car park is temporary and will not prejudice delivery of development within the Plan period.

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

[Approximately 100 words recommended]

Detailed engagement was undertaken with statutory bodies during the preparation of the University's updated Development Framework Strategy (2019), including South Norfolk Council. All parties concurred that the site outlined by COL2 remains suitable for development.

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 key constraints to consider in development of the area are:

1. Impact upon the local highway network;
2. Take account of the sloping topography of the site;
3. Respecting the setting of the adjacent Yare Valley Character Area; and
4. Protection of existing planting where appropriate.

All of the above matters can adequately be accommodated within the detailed design proposals which would form part of any subsequent planning application on the site.

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 development area provides an opportunity to complete the north-eastern part of the Research Park, with capacity to accommodate a significant Science and/or Hospital-related use. This will deliver significant wider community/economic benefits to the City of Norwich and the region.

Having sufficient land reserves like GNLP0140-C available with the principle of development established through plan allocation, will be critical and instrumental to the long-term success and vision of the Norwich Research Park, both for this plan period and beyond.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
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Signed on behalf of University of East Anglia James Alflatt (Bidwells)	07/12/2020
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