

### 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

Angela Jordan and Emily Bambridge

Site Reference: COL2

Site Address: Land east of Station Road, Coltishall

Proposed Development:

A development of 30 dwellings, with a forecast delivery of 10 dwellings in 2021/2022 and the remaining 20 dwellings in 2022/2023.

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]*

### Test 1: Availability

The site is currently available to be developed for residential development. The following surveys have been carried out: a) Flood Risk report; and b) Public Rights of Way plan

### Test 2: Suitability

There is an established highways access of the adopted road with suitable vision splays in place. The site already incorporates a residential use, with the principal of development having already been established.

Test 3: Deliverable: The site is available to be developed by a developer, who is likely to take an option on the land, subject to obtaining a suitable Planning Permission. We have spoken with local developers to explore this further, which is currently subject to challenging and uncertain market conditions.

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 surrounded by trees, which will require a suitable design to ensure these are incorporated within a future scheme.

The topography of the site will need to be accounted for, as it is not flat. Whilst this protects and shields any development from the adopted highway, careful planning of a residential scheme will need to be considered.

The site will also require a contamination report to determine any contaminants on the site, should these exist.

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]*

There is no Planning Permission in place.

The applicant's agent have liaised with the Local Planning authority and the Highways Agency, but no formal pre-application advice has been sought.

The applicant's agent has spoken with developers and their agents.

The owners are currently investigating topographical, arboricultural, and contamination reports.

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]*

Following the commissioned surveys in the spring of 2021, we hope to offer the site to the market by the summer of 2021. If an agreement can be reached, we would hope to agree an option by the end of 2021, after which the developer would seek to progress a planning application in 2022.

Assuming the above progresses planned, development could commence in the spring of 2023.

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

*[Approximately 100 words recommended]*

Whilst informal discussions have taken place with the Local Planning Authority, developers and their agents, there are no formal agreements in place.

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]*

With an established access, we do not believe Highways will be a constraint. Nor do we believe that heritage assets will be a constraint.

Ecology, trees, and contamination could be a constraint but the extent of this will not be known until the reports are carried out.

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 proposed development will help support the existing community by providing addition housing, both market and affordable.

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