

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

Persimmon Homes (Anglia), NORWICH CITY COLLEGE OF
FURTHER AND HIGHER EDUCATION, NDBF EASTON
LIMITED and ROYAL NORFOLK AGRICULTURAL
ASSOCIATION

Site Reference: EAS 1

Site Address: Land west of Marlingford Road, Easton

Proposed Development: Residential Development (Approx. 1,044
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]

This Statement of Common Ground is only relevant to Phases U-Z (780 dwellings) of outline planning permission 2014/2611 for 890 dwellings. Phase T (110 dwellings) is not covered by this Statement of Common Ground.

This site is available for development: The landowners, having obtained outline planning permission, 2014/2611, have committed to sell Phases U-Z to Persimmon Homes (Anglia).

This site is suitable for development: The site is currently allocated in the Local Plan and already has the benefit of outline planning permission. The principle of residential development on this site has therefore already been established.

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 that would affect or delay development of the site. The landowners have committed to sell the land covered by Phases U-Z of outline planning permission 2014/2611, situated to the south of Dereham Road, to Persimmon Homes (Anglia).

Reserved Matters for Phase 1 was granted planning permission on 19th March 2021 (2020/0962). Persimmon Homes (Anglia) took ownership of the land (Phases U-Z) following completion of sale on 17th May 2021.

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 (ref: 2014/2611) already exists for the site.
Condition 33 - Design Code, was discharged in December 2019 to facilitate the preparation and submission of the reserved matters applications.
The reserved matters application for Ph 1 was submitted May 2020, and gained planning permission on 19th March 2021
The reserved matters application for Phase 2 was submitted July 2021 and is pending consideration.
The reserved matters application for Phases 3 and 4 was submitted on 29th October 2021 and is pending consideration.
All reserved matters applications for the land owned by Persimmon Homes (Anglia) were submitted before the outline planning permission expired on 1 November 2021.

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 receipt of Reserved Matters consent in March 2021, development commenced in Q3 2021, with first occupations anticipated in Q1 2022. The site will be dual branded as Persimmon Homes and Charles Church with an expected average sales and build rate of 80 per year completing by the end of 2031.

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

[Approximately 100 words recommended]

During the processing and determination of the outline planning permission all relevant statutory bodies were consulted and their various requirements incorporated into the planning permission. The LLFA, Anglian Water and the Highway Authority were all consulted prior to the submission of the reserved matters application for Phase 1.
All statutory bodies have all been consulted as part of the consideration of the reserved matters application submitted for Phase 1.

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]

There are no known technical constraints that would affect the delivery of this site. All matters were addressed during the determination of the outline planning permission.

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 of this site will deliver a number of LEAPs and LAPs together with a 1.5ha Village Green, which will include a NEAP.

0.16ha of land is to be transferred to Easton Parish Council for the construction of a new village hall.

1.407 ha of land has been identified for the creation of replacement allotments, which will be created as part of the development.

0.84ha will be transferred to the Education Authority to be used as an extension to the primary school. 0.17ha of land will be marketed for the establishment of a village shop.

Cycle and pedestrian links from Easton to Longwater will be significantly improved as a result of this development.



NORWICH
City Council



Working with



Norfolk County Council

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
Signed on behalf of Persimmon Homes (Anglia) CITY COLLEGE OF FURTHER AND HIGHER EDUCATION, NDBF EASTON LIMITED and ROYAL NORFOLK AGRICULTURAL ASSOCIATION Jessica Groome on behalf of Persimmon Homes (Anglia) Alan Cole on behalf of NDBF Easton Ltd Mark Nicholas on behalf of Royal Norfolk Agricultural Association Corrienne Peasgood on behalf of City College Norwich	1/11/2021