

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

Raer Estates Ltd/Keypoint

Site Reference: GNL00068

Site Address: Land Adjacent to the River Wensum and
Premier Inn, Duke Street

Proposed Development: Minimum or either 25 homes or 125 bed
Student Accommodation

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]

Full planning permission has been obtained (18/01552/F) for construction of a 139 bed student accommodation scheme by the site owners; Raer Estates Ltd/Keypoint. The site owners are currently in the process of appointing main contractors to undertake construction of the scheme.

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 known land ownership constraints that would affect or delay delivery.

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]

Full planning permission 18/01552/F was granted for the whole site on 22 November 2019

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]

It is anticipated that construction could commence in the first quarter of 2022 with completion in time for the September 2023 student intake.

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

[Approximately 100 words recommended]

A full consultation process with statutory consultees has been undertaken as part of the planning application process associated with the grant of permission 18/01552/F.

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 to delivery of the site evidenced by the grant of full planning permission 18/01552/F.

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]

- Provision of an extension to the Riverside Walk.
- Regeneration of vacant brownfield site.
- The Purpose Built Student Accommodation in Norwich: Evidence and best practice advice note identifies demand for up to 1,000 additional units of PBSA within Norwich by 2024. This development will help meet that need.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October/ 2021
Signed on behalf of Raer Estates Ltd/Keypoint Beccy Rejzek (Lanpro)	25/02/2021