

## 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

Frontier Agriculture Ltd

Site Reference: GNLP0102

Site Address: Frontier Agriculture, Sandy Lane, Diss

Proposed Development: Residential Development of  
Approximately 150 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]*

The site is entirely owned by Frontier Agriculture and will be available for development following the relocation of existing facilities on site, which is anticipated within approximately 3 years. The site was found to be suitable in the Housing and Economic Land Availability Assessment (HELAA) December 2017.

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 associated with 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]*

Initial discussions have been held with the LPA in 2020 and commencement of the pre-application process is likely to take place in mid-2021. Subject to this and progress on the Local Plan, it is anticipated that a planning application would be submitted by 2023.

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]*

Subject to securing planning permission, it is anticipated that development could commence in 2024 in a single phase and take approximately 2 years.

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

*[Approximately 100 words recommended]*

No detailed engagement has been undertaken to date, but it is expected that this would take place following the first stage of pre-application discussions with the LPA.

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]*

Based on our knowledge of the site, and the proposed Policy GNLP0102 in the emerging Local Plan Regulation 19 Consultation, there are no known technical constraints to development proceeding. It is recognised that appropriate technical issues will need to be addressed as part of a future planning application, which are expected to include ground conditions, landscaping / ecology, highways / access, and mitigation of noise impacts associated with the railway line to the west. None of these are considered to represent an insurmountable constraint to development of 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 benefits of the site will include provision a mix of new dwellings in an accessible location, adjacent to Diss railway station and within walking distance of main facilities within Diss. It will provide open space for residents and the overall enhancement of the site through an appropriate design and landscaping approach.

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
Signed by Savills on behalf of landowner Frontier Agriculture Ltd  Alistair Ingram	March 2021