

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

Abel Homes

Site Reference: GNLP0125R

Site Address: Land west of West Lane, Horsham St Faith

Proposed Development:

Residential development for 50 units

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]

Available

The land is currently farmed by the landowner. Abel Homes have an option agreement on the land, which can be exercised at anytime, should planning permission be granted.

Suitable

Horsham St Faith is identified as a Village Cluster in the draft GNLP, recognising its suitability as a location for small scale residential development. The village benefits from a range of services and amenities, including a primary school, village hall, local shop and public transport provision. An Indicative Masterplan demonstrates how a development of 50 homes can comfortably be achieved on the site, delivering the number of units required by the draft allocation or more units if required.

Deliverable

Abel Homes have a proven track record of delivering high quality residential schemes in Norfolk. Abel Homes are confident that the delivery of the site is viable having regard to the policy requirements of the draft GNLP and there are no factors that we are aware of, at this moment in time, that could prevent the delivery of the site.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

The land is currently farmed by the landowner. Abel Homes have an option agreement on the land, which can be exercised at anytime, should planning permission be granted.

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]

Pre-application discussions have been undertaken with Broadland District Council with further meetings planned.

Abel Homes have commissioned a project team, including architect, highways consultant and drainage engineer, to prepare a full planning application.

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]

Abel Homes are currently seeking to submit an application in 2022 to tie in with completion of the adoption of the GNLP. Assuming 6-9 months for the determination of the planning application, alongside a further 6 months for construction to commence on site, housing could start to be delivered on site in 2024. It is estimated that, based on the completion rates of other developments by Abel Homes, that the scheme would be completed by 2025 / 2026.

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

[Approximately 100 words recommended]

Initial discussions have been held with statutory bodies as part of the pre-application discussions detailed in Box 3.

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]

A substantial amount of technical work has been undertaken to inform the preparation of Representations to the GNLP, relating to flood risk and surface water drainage, ecology, highways & access, heritage, and ground conditions. Through this work, no technical constraints have been identified, which could not be addressed as part of any development.

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 facilitate the provision of: affordable housing, open space, including a (children's play facility).

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| 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 Abel Homes | Date |
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