

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

University of East Anglia

Site Reference: GNLP0133BR

Site Address: UEA - Land adjoining the Enterprise Centre at
Earlham

Proposed Development: University-related uses, including offices,
research and development and educational uses providing in the
region of 5,000 sqm of floorspace.

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 wholly within the ownership of the University, so it is readily available for development and can be delivered within the Plan period to 2038, in accordance with the University's Development Framework Strategy (2019).

The principle of development has been established by virtue of the existing Local Plan allocation at the site (R39), thus establishing the suitability of the site for the proposed development.

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 was purchased by the University from the City Council in 2010. It is wholly within the ownership of the University, so there are no land ownership constraints that may affect or delay development of 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]

Outline planning permission on this site (12/02266/F) lapsed in July 2018, because of the unviable nature of the consented scheme, which was indicating sub-terranean development, which is not commercially viable and therefore deliverable.

An alternative development proposal for the site could come forward within the Plan period to 2038, in the form illustrated in the University's Development Framework Strategy (2019), whilst also acknowledging the Earlham Hall Area Vision & Delivery Document (VADD) (2011).

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]

The site is capable of coming forward for development within the Plan period to 2038, in accordance with the University's Development Framework Strategy (2019).

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

[Approximately 100 words recommended]

Detailed engagement was undertaken with statutory bodies during the preparation of the University's updated Development Framework Strategy, including Norwich City Council and Historic England. All parties concurred that the site remains suitable for University-related development. Norwich City Council has endorsed the University's updated Development Framework Strategy 2019 to be utilised as the evidence base to inform the Greater Norwich Local Plan.

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]

The siting and height of buildings that are developed within the development area will need to be carefully considered at the detailed design stage, to ensure that the setting of the Grade II* Listed Earlham Hall is not unacceptably impacted, including the adjacent historic Earlham Park. The University's Development Framework Strategy 2019, considered these sensitivities by reducing the above ground quantum of floorspace to 5,000-6,000sqm. The University's Development Framework Strategy 2019 was subsequently endorsed by Norwich City Council, as the evidence base to inform the preparation of the Greater Norwich Local Plan. On the basis of this evidence, it can be concluded that the Local Planning Authority agrees that this site is suitable, available and deliverable for the proposed development of circa 5,000-6,000sqm of new University related floorspace on this 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 Development Framework Strategy's vision for the site, reflected within the draft GNLP site allocation, is for the site to deliver between 5-6,000sqm of University-related floorspace. This will provide additional education provision for UEA students and the wider community

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
Signed on behalf of University of East Anglia James Alflatt, Bidwells	27/09/2021