

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: GNLP0133C

Site Address: UEA – Land North of Cow Drive (the Blackdale
Building, adjoining Hickling House and Barton House)

Proposed Development: Student accommodation, (a minimum of
400 beds) may include a small element of ancillary university
related uses.

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 (R40), 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 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]

The site has extant full planning permission for student accommodation, comprising 915 bedrooms (ref: 15/00121/F). To date, Phase 1 of the approved development has been completed, with the delivery of Hickling House and Barton House, providing 514 student bedrooms.

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]

As outlined in Section 3, development on site has commenced. Delivery of Phase 2 is anticipated within the Plan period to 2038, in line with the UEA'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 within 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]

There are no technical constraints anticipated that would preclude delivery of the remainder of the extant planning consent at 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]

Further student accommodation, in accordance with the consented scheme and existing site allocation, will enhance the UEA's accommodation offer on Campus.

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