

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: GNLP0133- DR

Site Address: UEA – Land between Suffolk Walk and Bluebell
Road

Proposed Development: University related development for both
academic and non-academic 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 (R41), 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 broad parameters of a development proposal at the site have been established within the existing site allocation (R41), and embellished by the University's Development Framework Strategy (2019).

The Development Framework Strategy anticipates that the site can deliver at least 29,000sqm of University-related development, with building heights ranging from 2-6 storeys set against a context of the Ziggurats which range between 7-8 storeys.

These parameters will inform the preparation of a future 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]

The site is capable of coming forward within the Plan period to 2038, in accordance with the University's Development Framework Strategy (2019). As outlined within this strategy, the site allocation will be necessary for the long-term development vision of the University and, therefore, should no longer be regarded as a 'strategic reserve' site, but forming an allocation within the redefined boundary of the University campus.

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 (2019), including Norwich City Council and Historic England. All parties concurred that the site outlined by R41 remains suitable for University-related development, and the land extension to the allocation included within the Development Framework Strategy (2019) was also considered suitable. 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 key constraints to consider in development of the area are:

1. Protection of the setting of the Prospect;
2. Take account of the sloping topography of the site;
3. Respecting the setting of the adjacent listed buildings; and
4. Protection of existing planting where appropriate.

All of the above matters can adequately be accommodated within the detailed design proposals which would form part of any subsequent planning application on 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 development area provides an opportunity to complete this southern part of the Campus, with capacity to accommodate a significant proportion of the forecasted demand for new floorspace demand, delivering significant wider community economic benefits to the City of Norwich and the region, as the University continues to prosper. Having sufficient land reserves available with the principle of development established through plan allocation, will be critical and instrumental to the long-term success and vision of the University both for this plan period and beyond.

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 Jake Lambert Principal Planner, Planning Bidwells	27/09/2021