

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-E

Site Address: UEA - Land at the Grounds Depot Site, Bluebell
Road

Proposed Development: Student accommodation, in the region of
400 beds, which 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 site is identified within the Development Framework Strategy 2019, as a Development Area, outlining the University's vision for the site, as endorsed by Norwich City Council. The site is, therefore, considered suitable and deliverable.

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 Development Framework Strategy (2019), which anticipates that the site can deliver approximately 10,500sqm of student accommodation floorspace across buildings comprising 2-3 storeys in height, positively responding to the enclosed landscape setting and topography of the site. The final scale of development would be determined through further detailed design and assessment work which would support any future planning application on the site.

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 endorsed 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 (2019), including Norwich City Council and Historic England. All parties concurred that the site is 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 landscape setting is not unacceptably impacted. However, as acknowledged within the University's Development Framework Strategy, the topography of the site results in the development area being within a relatively contained part of the wider landscape, which has directly informed the proposed scale of development illustrated within the City Council endorsed University Development Framework Strategy 2019.

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 approximately 10,500sqm of University-related floorspace. This will provide additional on-campus accommodation for UEA students.

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	07/12/2020