

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 Limited

Site Reference: GNLP0159R

Site Address: Land adjacent to Beech Avenue Business Park,
Taverham (Grid Reference TG 15228 14363)

Proposed Development: Residential development for up to 25
Homes

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 site is immediately available for development with Abel Homes being the freehold owners of the site. Abel Homes are currently building 93 homes on the adjoining land under planning reference 20191065 and the inclusion of this site forms a natural and logical extension to the current scheme which can be delivered alongside the current scheme.

Suitable

Taverham is identified as being within the Urban Fringe within the draft GNLP, as it provides a location which has a good range of services and amenities to support day to day life. The suitability of Taverham for additional development is well established and this proposed extension to the existing Taursham Park permission would be entirely suitable for development.

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. Whilst it is acknowledged that the draft allocations states up to 12 homes, a planning application for the development of 25 units has been submitted on the site and is pending determination (planning reference: 20211698). The application, as well as the representation submitted on behalf of Abel Homes at the Regulation 19 stage of the GNLP preparation, demonstrates that 25 units can be accommodated on the site having regard to both site constraints and the requirements of draft policy GNLP0159R.

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

[Approximately 100 words recommended]

Abel Homes are freehold owners of the site. No constraints have been identified which 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]

A planning application for the development of 25 homes is pending determination on the site and will, all being well, be determined in early 2022.

The adjacent site has planning permission for 93 homes (Taursham Park) and is currently being constructed under reference 20191065. The site is due to be completed in early 2022. Accordingly, should planning permission be granted for the 25 homes, Abel Homes will be able to progress work in conjunction with the adjacent 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]

Delivery of the site can occur immediately following the grant of planning permission. Abel Homes Limited would ideally look for development to take place in conjunction with the development of Taursham Park (which is underway). As such, development could start in 2022 and would be complete within 12 months from start on site.

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

[Approximately 100 words recommended]

Discussions have been held with Norfolk County Council Highways who confirm that the principle of access is acceptable via Taursham Park.

Pre-app discussions with Broadland District Council previously held in July 2019 confirmed no inherent issues with the site.

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]

Through the technical work undertaken in support of planning application reference 20211698, no technical constraints have been identified which would delay delivery of the site.

The planning application that is pending determination has demonstrated that the site can accommodate 25 homes as part of a high quality development, having regard to identified site constraints and the policy requirements of draft Policy GNLP0159R. To accommodate this increase in numbers the area of the proposed allocation would need to be revised slightly, as detailed within the representation.

The increased area, which is the same ownership, would in the main be used to provide informal open space, as well as a link to the adjacent development in the form of a woodland walk, increasing the size of the wooded area being provided as part of the onsite open space.

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 and open space, including an extension to the Community Woodland with Trim Trail being delivered as part of the Taursham Park development.

Greater Norwich Local Plan (GNLP)

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 Abel Homes Limited Iain Hill, Bidwells	30/09/2021
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