

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

Taylor Wimpey UK Ltd

Site Reference: GNLP0172

Site Address: Land to the west of Green Lane West, Rackheath

Proposed Development: 205 homes and associated informal POS
(App No.20172208) - RTG

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 already benefits from a Resolution to Grant (unanimous Committee approval 6th October 2021 to resolve to grant Outline Planning Permission subject to any comments from the Natural Environment Team regarding updated ecology work) and a S106 has been signed by all relevant parties. The principle of the development of this site is established, Taylor Wimpey and the landowners are all willing parties and we have reiterated our commitment to the LPA to deliver this site without delay, once the Decision Notice is issued and we are able to submit the Reserved Matters application to finalise the more detailed elements of the scheme.

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

[Approximately 100 words recommended]

There are no issues or constraints in respect of landownership that would prevent or delay the 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]

As above, the site already benefits from a Resolution to Grant (subject to Natural Environment Team comments regarding updated ecology work) and the S106 has been signed by all parties.

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]

If the Decision Notice relating to application no.20172208 was to be issued without further delay then TW could commence on-site works January 2023 with first legal completion November 2023. There is potential to bring these dates even further forward if some certainty could be provided on directions so that the Reserved Matters application could progress without delay. We would anticipate a build-out rate of 50 homes per year, completing the site in late 2027.

An agreement has already been reached with an Affordable Housing provider in line with the signed S106 and so delivery of the affordable homes is facilitated.

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

[Approximately 100 words recommended]

The site benefits from a RTG and signed S106.

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 constraints to development, and this has been examined through the Development Management process as part of the determination of the application.

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 scheme provides much-needed housing in a sustainable location and delivers 68 affordable homes. The approved scheme also allows for 2.76ha of informal public open space and facilitates landscape and ecological enhancements, sustainable drainage features, two children's play areas with circular walking routes.

Greater Norwich Local Plan (GNLP)

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| Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager | Nov 2021 |
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| Signed on behalf of Taylor Wimpey UK Ltd Struan Power Senior Strategic Land and Planning Manager | 1 st November 2021 |
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