

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

James Boddy, Land Owner of Colney Estate

Site Reference: GNLP0253

Site Address: Colney Hall, Watton Road, Colney

Proposed Development: Provision of specialist older people's
accommodation, as well as showcasing and furthering
Knowledge and research about wellbeing in later in life.

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 immediately available and benefits from proximity to NNUH and research facilities at UEA and NRP, making it a perfect location for such development. There are no known major constraints that cannot be overcome or require abnormal financial outlay. Proposed partnership with the local research institutes, plus interest from a number of development partners affirms and assures the deliverability of the site.

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

[Approximately 100 words recommended]

The entire development area is under one single ownership and immediately available.

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 pre-app for the entire site was submitted to South Norfolk Planning Department and gained a positive response in November 2019. The site also includes the Global Clinic who have been providing health care for over 15 years and The Children's Garden providing outdoor learning since 2017. The wooded area in the north of the site recently gained planning permission (January 2021) as an extension to the existing woodland burial park.

The landowner is currently finalising a development agreement with an innovative dementia care village provider who plans to proceed with phase one as soon as the agreement is complete.

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 first phase of development (The Rose Garden) will commence in summer 2021 with an initial informal application followed by key stakeholder involvement. Formal submission is expected towards the end of 2021, and completion targeted for 2023.

The remainder of the development site will have a similar timescale subject to the appointment of development partners. The submission of a planning application is targeted for early 2022 and the whole development is expected to complete by 2025/26.

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

[Approximately 100 words recommended]

There has been no formal engagement with the statutory bodies at the current stage. It is expected that Stakeholder involvement will take place once the informal application has been prepared. Engagement with key stakeholder and statutory bodies is expected to take place in summer 2021 and throughout the planning application stages.

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 proposed development will be informed by a master-planning process, taking into account the need to preserve the heritage and environmental assets. An evidence based portfolio will be prepared for the development, including:

- A transport assessment with the implementation of agreed highway mitigation measures with the Highway Authority, such as upgrading site access from the B1108 with a new traffic signal junction, as well as shared use cycleway/footway from access extending eastwards to connect to existing cycle ways;
- Sensitive conversion of the Grade II listed Colney Hall and its gardens;
- Consideration to protecting the distinctive characteristics of the River Yare valley;
- Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development;
- A site-specific flood risk assessment to be undertaken;
- An Ecology Survey has been undertaken with no constraints reported and will be updated if necessary through consultation with statutory bodies;

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 overall development will include a Visitor Centre, Enterprise & Craft Centre together with lifelong learning facilities. Subject to safety and security considerations, it is planned to provide public access to Colney Park and River Yare.

In addition to providing specialist older people's accommodation, the site has the potential of showcasing and furthering knowledge and research about wellbeing in later life, taking advantage of its proximity to nearby UEA, NRP and NNUH, making multi-dimensional research possible covering technological, social and environmental aspects.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
Signed by Feng Li (Agent) on behalf of James Boddy, Land Owner of Colney Estate	15/03/2021