

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

The Pye Family

Site Reference: GNLP0293

Site Address: East of Gayford Rd fronting on to Aylsham Rd
Cawston

Proposed Development: 1.9 ha residential development 30-40
dwellings

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]

1. Available – The preferred allocation (GNLP0293) is part of a larger site previously promoted for development: and adjacent to an existing allocation for development (CAW2). The landowners (see details below) are committed to making the site available for development. The inclusion of the preferred allocation has made the site more attractive to developers/promoters and discussions are currently ongoing regarding the further active promotion of the site through the planning process; funding of technical reports; and timetables
2. Suitable – the site remains suitable for residential development, the smaller site (CAW2) has previously been deemed suitable (as confirmed in technical reports prepared to support the promotion), the same is true of the preferred allocation represents. The prospective developer/promoter partners have suggested there are no showstoppers to development and technical work (building on that done for CAW2) will soon be commenced. It is intended that CAW2 and the preferred allocation be brought together as a single proposal.
3. Deliverable – The landowners wish the site to be brought forward for development as soon as practicable and are in discussions with prospective partners to ensure this. There is already developer/promoter interest in the site. There are no showstoppers to development (as evidenced in material prepared to support the promotion of CAW2, and the inclusion of the preferred site has improved the viability of the scheme, taking into account the provisions of the policy

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

[Approximately 100 words recommended]

The Ownership is in 2 trusts but all controlled by Edward Pye, Jessica Pye, Jonathan Pye and Katherine Friend (nee Pye). There are no further ownerships and there are no known ownership constraints that will prevent the development moving forward. The landowners are committed to releasing the site for development as soon as practicable.

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]

Initial work was undertaken to support the promotion of CAW2, but a planning application has not yet been made, and is now overtaken by the proposed allocation of a larger site. The larger site (CAW2 and GNLP0293) improves viability taking into account the likely policy requirements. Discussions are taking place with developer/promoter partners to ensure the site can be supported by a full suite of up to date supporting reports and material and brought forward and deliver units as soon as practicable.

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 Owners have already received unsolicited approaches for the site, which indicates a significant amount of market interest in the site and positive delivery prospects. Discussions are ongoing with prospective developer/promoter partners to support the ongoing promotion of the site (current allocation (CAW2) and proposed allocation (GNLP0293) through the planning process in a timely manner. The anticipated approach would be to run a planning application in parallel with the Local Plan process and the expected timetable would be as follows:

1. Option/promote agreement completion – Now to early Spring 2021
2. Technical work and surveys Spring 2021 – Summer 2021
3. Planning application submission – Autumn/winter 2021 (following submission of the local plan to Government)
4. Planning consent received – early 2022 (subject to timing of publication of Local Plan Inspectors report)
5. Start on site – Summer 2022
6. Completion of development (60 dwellings) early 2024

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

[Approximately 100 words recommended]

This will be the responsibility of the developer/promoter partner once appointed

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 known showstoppers. Technical reports/surveys will be commissioned by the developer/promoter partner once appointed

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]

Homes for local people, including affordable homes in line with national/local policy.
Opportunity for local developer/tradespeople during construction
Footway improvements
CIL contributions towards off-site infrastructure

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
Signed on behalf of The Pye Family	20/10/2020