

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

Site Reference: GNLP0297

Site Address: Land to east of Aylsham Road, Buxton

Proposed Development:

Approximately 40 dwellings including public open space

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 within the ownership of Executors of JM Crane Will Trust' and 'Trustees of the JM Crane Children's 2001 Settlement'. It is confirmed the site is available immediately, subject to securing planning permission.
The site has been assessed by the Council within the Housing and Economic Land Availability Assessment and has been identified for allocation as supported by its evidence base.
It is anticipated that new housing could be delivered at the site within the first five years of the emerging Local Plan period.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.
[Approximately 100 words recommended]

None.

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]

Consideration will be given to the potential of submitting an outline planning application as the emerging Local Plan progresses, in the context of increasing weight being given to the draft policies.

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]

In the context of the latest timescales for the preparation of the emerging Local Plan, the Councils estimate adoption at the end of 2022.

2023/24 = 20 dwellings

2024/25 = 20 dwellings

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

[Approximately 100 words recommended]

At this stage the landowner has not made any engagement with statutory bodies.

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 technical constraints which would restrict development from coming forward at the site.

It is acknowledged that development is likely to need to mitigate against:

- noise impact associated with the Bure Valley Railway, through an appropriate design solution.
- landscape impact associated with the development, through appropriate landscaping proposals.

Detailed consideration will be given to appropriate mitigation as part of proposals for a planning 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 benefits of the site include:

- Provision of 40 dwellings comprising a mix of market and affordable housing. It is envisaged the properties will be a mix of 2, 3 and 4 bedrooms but will be informed by policy and consideration of local needs.
- An area of public open space for the benefit of both the existing community and new residents.
- New footpath connection at Aylsham Road.
- Additional tree planting and vegetation, and Sustainable Urban Drainage (SUDS) features, all contributing to opportunities for net gain in biodiversity.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date Oct 2021
--	------------------

Signed by Mark Little, Savills on behalf of Executors of JM Crane Will Trust and Trustees of the JM Crane Children's Settlement	Date 30.10.2020
--	--------------------

