

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

Barratt David Wilson Homes(BDW)

Site Reference: GNLP0307-GNLP0327

Site Address: Land South West of Newfound Farm, Colney Lane
Cringleford

Proposed Development: Housing uplift 410 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]

The uplift area of allocation GNLP0307 forms part of land allocated for development in the Cringleford Neighbourhood Plan. Through the Neighbourhood plan process the site was assessed and confirmed as being suitable for development. BDW is currently building out the first phase of the allocation and can deliver the uplift area, which will form a logical extension of the consented development. Subject to the timely granting of a planning permission, BDW will be able to build out the uplift area using the construction teams already deployed on the site. This will ensure the timely delivery of new homes to meet the housing targets in the emerging Local Plan.

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 land ownership constraints that would affect or delay the development of the uplift area. BDW already controls the northern part of the site (approximately 65% of the allocation), which is presently being built out in accordance with the approved scheme of 650 homes. The consented scheme will provide appropriate pedestrian, cycle and motor vehicle access into the uplift area from Colney Lane without reliance on any third-party land.

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]

Outline and reserved matters consents have been secured for the northern part of the site that was allocated through the Neighbourhood Plan. A Framework Plan has been prepared for the uplift area to demonstrate that up to 500 homes can be accommodated on the land by following the accepted approaches to design and layout used for the consented development. By following these established design and layout approaches the development of the uplift area will make the most efficient use of the remaining land within the allocation whilst also providing the necessary public open space, space for education and a green buffer to the adjacent countryside.

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]

BDW considers that this site will form a logical second phase from the adjoining site that already has planning permission and is currently being built out. The intention would be to progress an application in tandem with the examination process to demonstrate deliverability so that all associated matters could be concluded to enable a start on site by 2024. BDW anticipates that the site will be delivered by two outlets (Barratt Homes and David Wilson Homes) and that each outlet will deliver approximately 50 homes per year (including affordable homes). This would mean that the site would be complete by 2034 (based on up to 500 homes as identified in our representations).

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

[Approximately 100 words recommended]

Much of the engagement with statutory bodies on to the first phase of the site will be relevant to the build out of the uplift area, especially the discussions with specialist officers about street hierarchy and the detailed layout of the site, landscaping, ecological enhancements and measures to encourage walking and cycling. BDW is having ongoing discussions with Norfolk County Council about highways and education. The uplift area includes land for the expansion of the school, which has been identified as necessary to support further growth in the area through discussions with the Local Education Authority.

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 Council's Housing and Economic Land Availability Assessment 2017 (HELAA) confirms that there are no constraints to the development of the remainder of allocation GNLP0307. BDW has carried out an initial assessment of enhancement of highways utilities required for the first phase of the site, as well as works required for other nearby sites, that confirms that these enhancements will provide a significant element of the capacity needed to deliver up to 500 homes on the uplift area. The Framework Plan for the site respects the existing pylons and overhead wires and was submitted with a Preliminary Ecological Appraisal and technical notes on noise and air quality that demonstrate there are no known technical constraints to the site delivering up to 500 homes.

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 uplift area will deliver up to 500 homes in a demonstrably sustainable location with excellent links to the University of East Anglia, Norfolk and Norwich University Hospital, and Norwich Research Park. The development of the uplift area also offers the opportunity to provide public access to an area of land that is presently in private ownership as well as 1ha of land for the expansion of the school site. Given the proximity of the site to the new primary school there are clear benefits to maximizing the development potential of the land to accommodate as many new homes as possible, subject to appropriate design and layout, within walking and cycling distance of the school.

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 Barratt David Wilson Homes (BDW) Anna Davies - Strategic Planning Manager	21/08/2021
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