

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

Hopkins Homes

Site Reference: GNLP0311/0595/2060

Site Address: Land to the south of Burgh Road, Aylsham,

Proposed Development: Approximately 250 residential units, land
for a primary school, open space and associated infrastructure

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]

Available

Whilst the three sites that make up the allocation are within separate ownership all three landowners are supportive of the preferred allocation and are committed to continue to work together and with Hopkins Homes to deliver the site in accordance with the policy set out in the proposed Local Plan. Confirmation of the signing of the Option Agreement will be provided to the GNLP Team in due course.

Suitable

The Reg.19 (Pre-Submission) GNLP (Policy 7.2) advises that relatively substantial levels of development are expected to take place in Main Towns (14% of the proposed growth planned to 2038), such as Aylsham. The suitability of Aylsham for growth, and in particular, the eastern part of the Town, has been demonstrated through the development of Bure Meadows. The site constitutes a logical and suitable location for development, being adjacent to the south of Bure Meadows, which ensures that the site provides a logical extension to the Settlement Boundary.

Deliverable

Hopkins Homes have a proven track record of delivery on schemes of this size across the region. No site-specific constraints have been identified which could preclude the delivery of residential development on 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]

As detailed above, there are no known land ownership constraints. The proposed site is available as detailed in the answer to question 1 above.

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]

Pre-application discussions have commenced with Broadland District Council in relation to the development of the entire area covered by the Proposed Allocation Site. In support of these discussions, technical work has been undertaken in relation to a range of specialisms, including highways, ecology, archaeology, flood risk and surface water drainage, together with pre-application engagement with Broadland District Council.

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]

Hopkins Homes are currently seeking to submit an application in 2022. Assuming 6-9 months for the determination of the planning application, alongside a further 6 months for construction to commence on site, housing could start to be delivered on site in 2024. It is estimated that, based on the completion rates of other developments by Hopkins Homes, that the scheme would deliver 50 units per annum, ensuring completion in 2028/29, depending upon the specific number of units provided. More specifically, whilst Hopkins Homes are confident that the scheme would deliver a minimum of 250 units, it may be possible to deliver more units, subject to the detailed design process.

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

[Approximately 100 words recommended]

Discussions have been held with both Norfolk County Council (NCC) Highways and Education. NCC have confirmed that the proposed access arrangements are acceptable and provided advice in relation to the preferred location of the primary school. NCC Education have confirmed that land for the proposed primary school is acceptable. Discussions have been held with Aylsham Town Council, including a site visit / meeting.

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]

A substantial amount of technical work has been undertaken to inform the preparation of Representations to the GNLP, relating to flood risk and surface water drainage, ecology, highways & access, archaeology, and ground conditions. Through this work, no technical constraints have been identified, which could not be addressed as part of any development.

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 proposed development will facilitate the provision of:

- land for a primary school. (The school has the potential to provide facilities, such as sports hall, that can be used by the local community);
- affordable housing;
- open space, including a LEAP or LAP;
- a formal crossing of the A140 where the Bure Valley Path crosses the A140.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
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Signed by Bidwells on behalf of developer Hopkins Homes Iain Hill	October 2021
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