

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

Bullen Developments Ltd

Site Reference: GNLP0331CR

Site Address: Norwich Research Park, Colney

Proposed Development: Principally B1(b) Science Park
development, hospital expansion and other proposals ancillary
and complementary to these main uses.

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 lies directly adjacent to the southern boundary of the existing Norwich Research Park and would be developed as an extension to the existing park utilising existing and currently under construction infrastructure. Vehicular access and services would be easily provided from the existing and soon to be completed internal link road running parallel with the site's northern boundary with its direct link to the hospital perimeter road to the east and the soon to be constructed Hethersett Lane roundabout to the west. The site is therefore immediately deliverable.

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

[Approximately 100 words recommended]

Subject of an extant Option Agreement in favour of Bullen Developments Limited. There are no third-party interests which might affect or delay development of the site.

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]

There are no extant planning permissions on the site and no formal pre-application discussions have taken place other than those related to the adjacent NRP and its infrastructure requirements needing to have regard to possible extensions of the allocated NRP.

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]

Site 0331R-C would be a simple southern extension to COL1 easily served by road and drainage infrastructure either already provided or currently under construction. Being directly adjacent to the NNUH campus the expectation is that it would provide complementary space to the principal hospital and medical use. Experience on the existing NRP site has demonstrated the preference for medical related uses to be sited in close proximity to the hospital in order to benefit from the co-location advantages of scientists, practitioners and patients. As explained in relation to the COL 1 allocation, Phase 1 of the NRP is now almost complete or committed. Although there can be no guarantees, our expectation would be that 0331R-C would be likely to be completed within five years of its allocation.

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

[Approximately 100 words recommended]

There has so far been no formal engagement with statutory bodies in relation to the specific site but those discussions and agreements with statutory bodies in relation to the existing NRP immediately to the north of the site have had regard to possible extensions of the park to the south.

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 and insurmountable technical constraints on the site.

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 Norwich Research Park is the premier research and development park for Norwich and is acknowledged to be a world leader in sectors of scientific and medical research, practice and education. The location of the site directly adjacent to the existing park and the NNUH campus will ensure that future occupiers will benefit from the co-location advantages of scientific and medical research and practice. As explained in question 4 above, Phase 1 of the NRP (site ref COL 1) which is situated adjacent to the hospital campus has been particularly attractive to medical related users due the proximity of the hospital and the need for shared facilities and knowledge. The majority of this phase is now either complete or committed. An extension into site 0331R-C will deliver continued access for relevant occupiers thereby furthering the scientific and medical benefits. Development of the site will also continue to expand the substantial employment opportunities.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
Signed on behalf of Bullen Developments Ltd Mike Carpenter Code DPD	17/11/2020