

## 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

M Scott Properties Ltd

Site Reference: GNLP0337

Site Address: Land between Fir Covert & Reepham Road,  
Taverham

Proposed Development: c. 1,530 dwellings, primary school, local  
community hub & P.O.S

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 being promoted by M Scott Properties Ltd, and is available for development.

It is a naturally bound site adjacent to the settlement boundary, which is currently arable farmland with limited vegetation, with the exception of substantial tree belts to be retained.

It was assessed in the HELAA (Dec 17) as suitable for residential development and identified as a Preferred Site in the draft GNLP. Surveys & reports are nearing completion, and planning application documents are being finalized in preparation for submission.

We are in detailed negotiations with a number of developers in relation to the development of parcels of land within the development.

The delivery is, in principle, considered to be viable, having regard to the policy requirements in the Draft GNLP. There are a number of questions raised through the Regulation (18 C) Consultation which require confirmation before the position on viability can be confirmed.

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.

M Scott Properties Ltd are promoting the land on behalf of two landowners, with the entire area that is subject to Policy GNLP0337 being under either promotion or option agreements.

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]*

Public consultations with key stakeholders, notably Broadland District Council, Norfolk County Council and Taverham Parish Council, are advancing in preparation of the submission of an application. These have involved workshops and briefing documents to maintain momentum during these 'Covid' times. We are currently working on the Design Guide as well as the various technical aspects with a target submission date of November 2021.

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]*

Outline application will be submitted for the entire site:

2021 - Submission of outline application  
2022 - Determination of application  
2023 - Commencement of works  
2024 - 30 dwellings  
2025 - 100 dwellings  
2026-34 - 150 dwellings per annum  
2035 - 50 dwellings

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

*[Approximately 100 words recommended]*

Discussions are very advanced with Norfolk Highways, Anglian Water, LLFA, Utility Providers, NHS, NCC Education, Sport England, Norfolk Environmental Services, Norfolk Public Health, Norfolk Waste and Recycling, NCC Officers and Broadland Officers.

The feedback received has enabled the Design Guide to be prepared and has enhanced our application documentation.

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 cannot be incorporated into the master plan, or mitigated against. There are no Listed Buildings or other designated/non-designated heritage assets on the site.

The site is not subject to any landscape or nature designations. None of the trees on the site are subject to TPOs. There are noise constraints due to A1270, with a landscape bund and buffer designed to provide sufficient mitigation.

The majority of the site is within Flood Zone 1, indicating low probability of flooding.

Drainage tests indicate the land is suitable for a variety of SUDs.

Proposed access on Fir Covert Road and Reepham Road via new roundabouts which in principle, has been agreed with NCC Highways.

There are no major ecological issues.

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]*

Affordable housing - quantum to be confirmed through the GNLP/viability consultation, and in consideration of any CIL / 106 requirements.

Mix of dwelling types, sizes and tenures

2FE Primary School

90 bed extra care facility and supported living bungalows under Living Well programme

Mixed Use / retail hub

Community Health centre / hub

Allotments

Extension to recreation ground for formal sports with MUGA

Extensive network of footpaths, jogging tracks and cycle paths to promote health and well-being initiatives

Enhancements to create a minimum of 10% Biodiversity Net Gain

Facilities for all ages to enjoy the open space provisions

All the above are included on the current masterplan to form the basis of the viability appraisal

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

Signed on behalf of M Scott Properties Ltd	29/10/2021
--	------------