

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

Heathwood GH Trust

Site Reference: GNLP0351

Site Address: Heathwood Gospel Hall, Rackheath

Proposed Development: Residential

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 - The site is currently available for redevelopment.

Suitable - the site presents a brownfield development opportunity in a growth location, in relation to planning policy the site is suitable.

Deliverable - the landowner is committed to bringing the site forward and we consider that the land holding is capable of delivering a high quality residential scheme

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

[Approximately 100 words recommended]

None. The site is in control of the trust and they are committed to selling to a developer.

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]

The site forms part of a wider strategy for the relocation of the church. Planning permission has been granted for the new church and the development is completed and in use. **Therefore, this is now the most appropriate time to make progress on a planning application.**

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]

At this stage no planning permission has been sought on site whilst it goes through the local plan process. We have been informed by local agents that this site would be very desirable for the market and that there are developers actively seeking this type of location. It is likely that a sale to a developer on the condition of obtaining planning could be lined up relatively quickly and therefore we would expect to see delivery of houses at the start of 2022.

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

[Approximately 100 words recommended]

The site is not of sufficient scale to raise any concerns that any significant issues with statutory consultees would need to be addressed at this time. All statutory consultation can take place through the development management processes.

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 constraints that would render the site undeliverable or no technical issues which would be considered to be unusual or unexpected with a site of this nature.

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]

Market Housing.

Affordable Housing.

Redevelopment of an underutilised brownfield site

Provision of, or a contribution to, public open space.

Economic benefits associated with building sites and extra spending in local services and facilities from new residents.

Employment opportunities through construction development. Increased social interaction opportunities.

CIL payments

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership	[dd/mm/yyyy]
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Signed on behalf of Heathwood GH Trust	
Ian Reilly, Lanpro	[06/11/2020]

