

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

Mr & Mrs Baker (by Agent)

Site Reference: GNLP0354R

Site Address: Johnsons Farm, Wymondham

Proposed Development: Residential allocation for 100 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 site is in single ownership (the Bakers), it is suitable for development (as evidenced by the proposed allocation) and the owners are willing to sell the land for development purposes. It is therefore deliverable. The owners have promoted this (and more extensive) land for a number of years via past local plan reviews and this demonstrates their commitment to seeing it developed and following the plan-led system.

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

[Approximately 100 words recommended]

We are not aware of any land ownership constraints that may affect 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]

No planning permission exists on the site and it would be premature, in our view, to make a planning application at this point in time. The owners have commissioned their own assessments of the land in respect of heritage matters, highways, & drainage and have produced a concept master plan which has been submitted to the LPA. That master plan concept has informed the response to the Regulation 19 local plan consultation. Once the site has been allocated, the owners will begin pre-application inquiries with the Planning & Highways Authorities to seek their views on the issues which need to be addressed as part of 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]

In advance of the GNLP being concluded it would be premature to identify such delivery dates at present and it would also be speculative given current economic and financial circumstances. The owners will follow a 'plan-led' approach so, once the GNLP has reached a position of certainty, then detailed consideration will be given to the programme for a planning application.

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

[Approximately 100 words recommended]

At today's date, there has not been any formal engagement with statutory bodies and no agreements have been made. Such engagement would be undertaken as part of a planning application process in due course following certainty through the GNLP process. A pre-development inquiry has been received from Anglian Water.

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 few technical constraints associated with this particular site.

The highway proposals set out in the Conceptual Master Plan involve:

- i) Completion of the planned London Road roundabout (to the south) which we understand is to be constructed this year; and
- ii) Stopping up of a length of the Old London Road to the south of 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]

This is a matter for a detailed planning application in due course and will be informed by pre-application inquiries. Given the scale of the site, it is not envisaged that land and/or buildings for education and community provision would be relevant.

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 Cheffins on behalf of landowners Mr & Mrs Baker Ian Smith	March 2021
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