

## 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

Maddox Planning

Site Reference: GNLP0360

Site Address: May Gurney and Deal Ground Site

Proposed Development: Residential Led Mixed Use Development

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 benefits from outline planning permission (South Norfolk ref: 2011/0152. Norwich City ref: 12/00875/O and Broads Authority ref: BA/2011/0404/OUT). Conditions are presently being discharged and reserved matters details being prepared. A start on phase 1 (May Gurney) is anticipated for late 2022/2023.

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.

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]*

Please see answer to question 1. In addition to this, the site is currently undergoing a masterplanning process as part of the wider East Norwich SRA, which the landowner is actively engaging in. The masterplan is at an early stage and still undergoing steering group consultation. The masterplan broadly follows the parameters of the existing outline permission; however, it is noted that a greater density and scale is likely to be identified across both Deal Ground and May Gurney. This is unlikely to affect the delivery of the May Gurney site, but may result in overlapping planning consents on the Deal Ground site so the greater unit numbers etc. can be reflected.

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]*

The phasing plan for the outline permission is currently being prepared will be submitted imminently. The phasing plan shows a five year build out programme.

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

*[Approximately 100 words recommended]*

The site benefits from outline planning permission and has therefore, gone through the relevant stakeholder engagement. Further engagement is taking place as part of the East Norwich SRA masterplan with steering group meetings currently being undertaken.

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]*

The site benefits from outline planning permission, which demonstrates that the identified constraints on site have been overcome. The site lies within flood zone 2 and 3 and a number of flood mitigation measures have been incorporated into the scheme design and will be further detailed at reserved matters stage. The site also adjoins a County Wildlife Site and the necessary ecological management protocols will need to be put in place. Furthermore, the Deal Ground site is an 'island site' and requires the provision of a bridge over the River Yare (approved under the above-mentioned permissions) to be constructed.

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 development will have a significant benefit of making a substantial contribution to housing need and contribute to the viability and vitality of the local economy. The existing consent includes the provision of green infrastructure and local shopping amenities that will promote the concept of the development as an urban village. This will include a new riverside walking network and link into the adjoining country park. There will also be a significant provision of on-site amenity space and play space. Bridges linking Deal Ground to May Gurney and the Utilities Sites have a wider public benefit by improving cycle and pedestrian access from the South East.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
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Signed on behalf of Maddox Planning	15/09/2021
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