

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

Norfolk County Council

Site Reference: GNLP0378 & GNLP2139

Site Address: Acle, Land north of Norwich Road and south of
South Walsham Road

Proposed Development: A residential led development of a
minimum of 340 dwellings, with associated infrastructure and
open space

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 two landowners, Norfolk County Council (NCC) and Hugh Crane Limited, are collaborating to bring forward allocations GNLP0378 and GNLP2129 as one. Along with their representatives they have asked Lovell Partnerships to masterplan and deliver the proposals.

Both parcels of land are currently farmed for arable purposes and will be made available for development when planning consent has been achieved.

The sites are located adjacent to the village boundary and make a logical extension to the village. Development of the site will also enable a highways connection between the South Walsham Road and the Norwich Road, which will encourage traffic to be diverted from the village centre, and to the A47.

Lovell have undertaken a review of the site's constraints and confirm that the site is deliverable.

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 landownership constraints. There are two landowners for the two draft allocations and they are working collaboratively to deliver a comprehensive scheme.

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 two landowners have recently asked Lovell Partnerships to progress the scheme. Lovell Partnerships are currently developing the adjacent land off Norwich Road for 137 dwellings on behalf of NCC and Repton Developments Limited (NCC's property development company) and so are aware of the ground conditions and constraints for the wider area. Lovell will continue to masterplan the site so that an application will be ready for submission when appropriate.

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]

There could be a start on site in 2023, with the scheme expected to achieve a rate of delivery of 45 dwellings per annum (based on 30 open market sales per annum, together with a policy compliant delivery of 15 affordable dwellings) from one outlet. The scheme will, however, be designed to enable development from two outlets, which will increase delivery accordingly.

Additional land, with capacity for a further 210 dwellings, adjacent to the current proposals and within the same land ownerships, can also be delivered within the Local Plan period.

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

[Approximately 100 words recommended]

Lovell had an initial informal meeting with County Highways on the proposed road between the Norwich Road and the South Walsham Road and Lovell will have further meetings with County Highways and the Lead Local Flood Authority to agree these matters.

Lovell will engage with the Parish Council and other local stakeholders, including the Wensum Trust who operate the adjacent Acle Academy.

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 main constraint to this land is the topography. There is a large amount of land to the south of Mill Lane that is not suitable for development due to the topography, however it will be designed in to become an important element of green infrastructure.

Other constraints that have been considered include the flood risk of the nearby agricultural reservoir, the noise from the A47, and the variable ground conditions. Lovell have reviewed the constraints of the site and are confident that these can be mitigated through good design and will not impact the deliverability of the scheme.

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 site will enable a highways connection between the Norwich Road and South Walsham Road, which will help to reduce the traffic flow through the village centre.

Lovell have met with the Wensum Trust, who operate the Acle Academy, and will continue to have open communications with them throughout the masterplanning process. Further engagement with the Parish Council will take place as the proposals progress.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
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Signed on behalf of Norfolk County Council Will Wright Land & Partnership Manager Lovell	October 2020
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NORWICH
City Council



Working with



Norfolk County Council