

### 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 / Repton Property Developments Ltd

Site Reference: SWA1 + GNLP0382

Site Address: Rear of Burlingham Rd and Nth of Chamery Hall Lane, South  
Walsham

Proposed Development:

Residential 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]*

This Statement of Common Ground (SoCG) relates to combined sites SWA01, Rear of Burlingham Road and GNLP0382, north of Chamery Hall Lane South Walsham where comprehensive planning and development of both sites is proposed. A separate SoCG was previously submitted for GNLP0382 only. The two adjacent sites are owned by Norfolk County Council and are currently in agricultural use. As outlined in Q4, the land is let on a farm business tenancy and NCC can recover possession at any time giving the Tenant 12 months' notice in writing. Therefore the land will be available from 2022. The combined sites are a logical extension to the built up area of the village at a sustainable scale, consistent with GNLP aspirations. The sites are unconstrained and can be masterplanned together. Site SWA01 is already allocated for residential development in the adopted Broadland Local Plan and site GNLP0382 forms a logical extension to this.

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

*[Approximately 100 words recommended]*

As outlined in Q1 and Q4, there are no land ownership constraints. NCC have the right to serve notice on the tenant to recover the land for a non-agricultural purpose (including development). Access to the combined sites can be provided from either Burlingham Road to the north or Chamery Hall Lane to the south. It is envisaged that a pre-application enquiry and planning permission will be sought for GNLP0382 and SWA1 throughout 2021.

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]*

Pre-application engagement has taken place with NCC Highways to discuss access requirements. Repton Property Developments Ltd has appointed a consultant team to progress a joint planning application for GNLP0382 and SWA1. Pre-application discussions are likely to take place with Broadland Council in the summer of 2021 with full planning permission sought later in 2021/early 2022.

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]*

Predicted start date - 2022 or 23 Estimated site capacity - 45 Build out rate per annum - 20 Likely completion date - 2025  
Additional commentary - The combined sites are currently in agricultural use. The land is let as part of a larger holding on a farm business tenancy. However NCC as landlord can recover possession at any time of any part of the holding for a non-agricultural purpose (including development) by giving to the Tenant at least 12 months' notice in writing. The combined sites will be taken forward by Repton Property Developments Ltd with full planning approval to be sought in 2021 if possible, or early 2022 with start on site within 12 months. As the site capacity is limited, completion would take place within an 18 month period.

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

*[Approximately 100 words recommended]*

See Q3. Pre-application engagement has taken place with NCC Highways to confirm the highway requirements and pre-application engagement with Broadland Planning Officers along with other key consultees and stakeholders will take place in advance of application submission.

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]*

Outline planning permission (2016/1643) was granted in December 2017 for residential development on the allocated SWA01, demonstrating that there are no technical constraints precluding development on this part of the combined site. Like SWA1, the southern part of the combined site (GNLP0382) also falls outside any area with a heritage, landscape or other environmental protection designation. GNLP0382 forms a logical extension to allocation SWA1 enabling comprehensive planning and development of a combined site.

Extensive investigations / survey work took place to devise development proposals on the site allocated as SWA1 and no highway, drainage, ecological or other constraint was identified. Whilst the same level of detailed survey work has yet to be undertaken on GNLP0382, given it has the same character / appearance and historic agricultural use, this land should have no technical constraints. Scope exists to make modest improvement to the pedestrian route to the local Primary School as suggested by the County Highway Authority.

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]*

Comprehensive planning and development of the combined sites SWA1 and GNLP0382 will offer the opportunity to deliver further affordable housing at policy compliant level in an attractive village where affordability can be a barrier for local residents living in the village. Furthermore additional housing will support existing services and facilities, including school, shop, public house, well run village hall and sports teams.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date  October, 2021
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Signed on behalf of Norfolk County Council / Repton Property Developments Ltd	Date
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