

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

Bricks Norwich Land Ltd

Site Reference: GNLP0401

Site Address: Land Adjacent River Wensum (former EEB site)
Duke Street

Proposed Development: Mixed use allocation comprising student
accommodation, co-living, residential and associated uses

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 within the ownership of a single landowner (Bricks Capital), who are committed to bringing forward a viable redevelopment of the site, which has been vacant since 1999.

Suitable

The site is located within Norwich City Centre, and is consequently a highly sustainable location for high density development, with easy access to a full range of services and facilities. The site's suitability for a comprehensive redevelopment has already been recognised by Norwich City Council through the grant of planning permission in 2009 and 2015.

Viable

Development of the site for the proposed development is considered viable, taking into consideration various policy requirements. However, a number of questions have been raised through the Regulation (18 C) consultation, such as the requirement for student accommodation to provide affordable housing, which have the potential to impact viability.

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]

Pre-application discussions commenced with Norwich City Council in August 2021. The intention is to submit a planning application by Christmas 2021.

The discussions relate to a development which whilst consistent with the objectives of the policy seeks a greater quantum of development than detailed in the policy. More specifically, the proposal seeks to deliver approximately 700 student, co-living and residential units. This is in excess of the 250 bedrooms and 100 homes detailed in the draft policy, albeit it is recognised that the policy states these figures are a minimum. The scale of development required to deliver the quantum of development proposed is in accordance with the parameters of planning permissions previously granted on the site.

Accordingly, the quantum of development referenced within the policy needs to be revised to reflect the proposed development.

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]

December 2021 - Submission of full application

June 2022 - Determination of application

2023- Completion of works

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

[Approximately 100 words recommended]

Discussions have commenced with statutory bodies and will continue until the submission of the planning application in December 2021.

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 technical constraints which cannot be addressed as part of the development.

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 redevelopment of a key city-centre site that has been vacant for over 20 years.
Provision of uses (student accommodation, co-living and residential) for which there is an identified need.
Provision of enhanced permeability / connectivity within the city-centre.

Greater Norwich Local Plan (GNLP)

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 Bricks Norwich Land Ltd	06/10/2021
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