

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

Osborne Developments

Site Reference: GNLP0451

Site Address: Land adjoining Sentinel House, (St Catherine's
Yard) Surrey Street

Proposed Development: Residential development. The site will
provide a minimum of 40 homes, (or, if developed for student
accommodation, a minimum of 200 student bedrooms).

Commercial uses including small scale retail, financial and
professional services, restaurants/cafes or other main town centre
uses will be accepted at ground floor level where compatible with
adjoining residential 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]

The site benefits from an extant planning permission for a 252-bed student accommodation scheme. Osborne Developments (Norwich) Ltd. intend to commence construction on site in summer 2021.

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

[Approximately 100 words recommended]

Not applicable.

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]

As per Q1.

The site benefits from an extant planning permission for a 252-bed student accommodation scheme. Osborne Developments (Norwich) Ltd. intend to commence construction on site in summer 2021.

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 site benefits from an extant planning permission for a 252-bed student accommodation scheme. Osborne Developments (Norwich) Ltd. intend to commence construction on site in summer 2021.

All 252 units are likely to be available for occupation in 2023.

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

[Approximately 100 words recommended]

Engagement with a wide range of stakeholders was undertaken in obtaining planning permission for the development.

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]

All constraints have been overcome in relation to the site through the extant planning permission.

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 planning permission will deliver a new public walkway across the site, as well as landscaping that will be visible from the surrounding area.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
Signed on behalf of Osborne Developments (Norwich) Ltd.	25/03/2021