

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

ESCO Developments and M, A and D Hutton

Site Reference: GNLP0463R

Site Address: Land off Langley Road, Chedgrave

Proposed Development: Residential development of around 76
units

(GNLP note: site is allocated for around 60 dwellings)

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]

There are no legal or ownership impediments to prevent the site coming forward immediately. The site is in single ownership as set out in Question 2.

The site has been allocated in the Draft Local Plan. The site is located in a sustainable location, within the Key Service Centre of Loddon and Chedgrave. There are no constraints on the site that have been identified as preventing development coming forward, as identified through technical studies and statutory consultations.

It is wholly realistic to expect the site to be delivered within 5 years. An expected timescale has been set out in detail in question 4 of this form, which includes an expected completion on site date of Q4 2025. A planning application is being prepared and is likely to be submitted in early November 2021.

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 that would affect or delay the development of the site.

The site is in single ownership and there are no constraints to the site coming forward. The landowners, MA and D Hutton, have entered into a promotion agreement with ESCO Developments to progress the site through the planning process.

There are no legal or ownership impediments to development and the site is immediately available. The site can therefore be considered to be 'available' as defined by the National Planning Policy Framework.

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 site has been allocated in the Draft Local Plan for residential development. A pre application enquiry was submitted in April 2020, which suggested that any application should wait until such time that the Local Plan was at an advanced stage..

Various technical studies have been undertaken, including ecology and landscaping, arboriculture, highways, heritage, contamination, flood risk and drainage, which demonstrate how the site can be developed without detriment to these areas.

Highways have been consulted as part of the pre application enquiry, who have raised no objection in principle to the scheme, subject to certain matters of design, layout and improvements. Such matters have been considered as part of the development of the scheme.

A planning application is likely to be submitted in November 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]

Based on an annual delivery of approximately 50 units, on a single phase of development, we anticipate the programme for the development would be as follows:

2021 Q4 Submission of outline planning application
2022 Q2 Determination of application
2022 Q4 Submission of reserved matters application
2023 Q2 Determination of reserved matters
2023 Q3 Commencement of development

2024 Q4 Occupation of first dwellings
2025 Q4 Completion of development

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

[Approximately 100 words recommended]

Norfolk County Highways have been consulted as part of the pre application enquiry. The feedback from this consultation has been set out in detail in response to other questions in this form.

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 has no physical infrastructure constraints that would preclude the site coming forward for development. The site rises gently from west to east. Initial technical studies have been carried out. A landscape and visual impact assessment has been carried out, which has informed the indicative layout of the site, taking into account views into and out of the site.

Ecological surveys have concluded that the site can be developed without detriment to any protected species. Landscape and Arboricultural studies have been carried out which indicate that a suitable scheme can be achieved which does not harm the surrounding landscape.

Consultation with Highways for the pre application query raised no objections to the scheme in principle, subject to matters of layout and traffic improvements.

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]

Due to the size of the site and the modest scale of development proposed, the site does not lend itself to a community building on site. The proposal does however provide an area of public open space to the south of the site, which allows local users to enjoy views of the area from its highest point to the south east. This also provides pedestrian links to the village beyond from the site itself.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell , Greater Norwich Planning Policy Team Manager	October 2021
Signed on behalf of [developer/promoter] Esco Developments and M, A and D Hutton	[30/09/2021]