

## 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

Weston Homes plc

Site Reference: GNLP 0506

Site Address: Anglia Square, Norwich

Proposed Development: Residential-led mixed use development  
with replacement retail centre

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:** Weston Homes has a Subject to Planning contract to purchase most of the designated site with vacant possession from current owners Columbia Threadneedle Investments. WH are discussing reversion in a new scheme with current occupiers. Surrey Chapel and 100 Magdalen St which are both outwith CTI's ownership would remain, subject to any separate planning permissions. The WH scheme would not preclude either other land parcel from being redeveloped.

**SUITABLE:** The site is a highly sustainable central location accessible by public transport, cycle and on foot; suitable for residential use, adjoining housing, local services and a park; where, alongside housing, replacement ground level floorspace for retail / leisure / office / community uses is desirable as part of an existing Large District Centre designation which appears in previous / current development plan documents.

**DELIVERABLE:** The proposal has a Homes England HIF grant to support viability; WH is undertaking extensive public / stakeholder consultation to secure support for the scheme prior to application submission, to enable commencement following approval in summer 2022.

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

*[Approximately 100 words recommended]*

As noted in (1), a Subject to Planning contract between CTI and WH to purchase is already in place for the majority of the designated site. Two small parcels in peripheral locations are in separate ownerships, but both could be developed independently in a complementary manner. The WH emerging proposals do not preclude such separate development. The two smaller parcels could come forward for redevelopment concurrently with the 10-year programme for the main area.

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]*

Since early 2021, a completely new scheme for the main site has been evolving, in discussion with NCC, Homes England, and Historic England. This has spawned an agreed programme of pre-application meetings, the first of which was in April 2021, together with stakeholder engagement, public consultation and design review, the first round of which took place in September 2021. This programme will continue through to the intended submission of a full application for the entire scheme in March 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]*

WH intend to submit a full planning application for the scheme in March 2022, which if approved in September 2022, with a s106 Agreement in place and all pre-commencement conditions and obligations discharged at that date, would enable commencement immediately thereafter. Whilst the Reg 19 GNLP Policy 0506 wording states, inter alia, "The site will deliver in the region of 800 homes.", WH has made representations stating that this figure is arbitrary, not having been informed by the necessary technical assessment of impact of a scheme. Accordingly, WH argue that an appropriate revision would be: "The site will deliver in the region of 800 homes, with a higher figure acceptable subject to demonstration that the site constraints are successfully addressed." A scheme for the site is indeed in preparation, being informed by, inter alia, on-going heritage and townscape assessment. As currently being designed, this scheme proposes approximately 1100 dwellings and 4,000 sq m flexible commercial space. NCC would need to consider the resultant scale and massing as a planning application before making a judgement on its acceptability. If approved in September 2022, completion of the scheme would be March 2033, with first occupations in September 2025, and a very approximate annual delivery rate of approximately 140 dwellings per annum.

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

*[Approximately 100 words recommended]*

**Historic England** - a series of pre-application meetings have been held from March 2021, with a presentation to the HiE Advisory Panel in September 2021. A formal first response is anticipated in October 2021.

**Homes England** - a series of pre-application meetings have been held from March 2021, with a conditional decision in principle reached to support the new scheme with a HIF grant of £15m, to be spent by March 2024.

**Community Engagement** - Meetings have been held with numerous community groups and stakeholders, as agreed with NCC during September 2021. Generally, initial reaction to the scheme has been positive, with further detailed comments anticipated by mid October 2021. Further rounds of stakeholder engagement, including a Community Review Panel which will first meet in October 2021, are currently being planned and agreed with NCC.

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]*

**Highways** - The site has direct access to the main road network in the northern city centre – e.g. the Inner Ring Road and associated gyratory. The proposed reduction in on-site parking could reduce trip generation to / from the site. A new Transport Assessment has been commissioned.

**Heritage** - The emerging lower height proposals are being informed by detailed heritage assessment, to ensure impact on heritage assets is of acceptable scope. A Heritage Assessment has been commissioned.

**Ecology** - The site has very limited tree / soft landscape cover at present. The emerging proposals are being informed by the intention to retain existing trees on St Crispin's Road, enhance tree planting / soft landscaping throughout the WH scheme, and achieve net biodiversity gain. A Landscape Masterplan and Ecology Impact Assessment have been commissioned.

**Infrastructure** - Known infrastructure, e.g. electricity sub-stations, sewers and surface water drains were not insurmountable constraints to the previous scheme and are being taken into account in the emerging proposals to avoid any conflict.

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]*

**Large District Centre** - Current retail centre to be re-provided with improvements, including provision of units suitable to increase range of retail offer (e.g. small supermarket), enhance food & beverage offer, and accommodate existing retailers; provision of "Changing Places" facility, accessible public WCs, mobility hub and flexible workspace;

**Affordable Housing** - provision suited to unit size and tenure need identified by NCC Housing team, up to maximum viable quantum, to be justified by viability assessment;

**Social Integration** - on-site informal play opportunities in public domain; flexible use of large replacement Anglia Square; Residents' Hub with opportunities for group / individual mixing with surrounding community;

**Car Parking etc** - potential provision of spaces around periphery for time-limited shopper parking, accessible spaces, taxi spaces, public EV charging, public car club spaces, subject to Highway Authority discussions.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
Signed on behalf of Weston Homes plc Steven A Hatton Planning and Design Director	06/10/2021