

## 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

Abel Homes

Site Reference: GNLP0520

Site Address: Land to the south of Norwich Road, Hingham

Proposed Development: Residential development for  
approximately 100 units

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 controlled, in its entirety, by Abel Homes by way of an Option Agreement and is leased to a local farmer on a temporary basis, which can be terminated with the agreed notice period at any time.

#### Suitable

Hingham is identified in both the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) (2011) and the draft GNLP, as a Key Service Centre, as it provides a location which has a good range of services and amenities to support day to day life. The suitability of Hingham, particularly the eastern part of the village, has been demonstrated through the development of The Hops by Abel Homes.

#### Deliverable

Abel Homes have a proven track record of delivering high quality residential schemes in Norfolk. Abel Homes are confident that the delivery of the site is viable having regard to the policy requirements of the draft GNLP and there are no factors that we are aware of, at this moment in time, that could prevent the delivery of the site. This statement is, however, made in the context of the representations to the Greater Norwich Local Plan Regulation 18c consultation.

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

*[Approximately 100 words recommended]*

As detailed above, the site is controlled, in its entirety, by Abel Homes by way of an Option Agreement and is leased to a local farmer on a temporary basis, which can be terminated with the agreed notice period at any time.

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 have been undertaken with South Norfolk Council with further meetings planned.

Abel have commissioned a project team, including architect, highways consultant and drainage engineer, to prepare a full planning application.

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]*

Abel Homes are currently seeking to submit an application following the adoption of the GNLP (late 2022). Assuming 6-9 months for the determination of the planning application, alongside a further 6 months for construction to commence on site, housing could start to be delivered on site in 2024. It is estimated that, based on the completion rates of other developments by Abel Homes, that the scheme would deliver 35 units per annum, ensuring completion in 2027.

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

*[Approximately 100 words recommended]*

Discussions have been held with Norfolk County Council (NCC) who have confirmed that the proposed access arrangements are acceptable.

Discussions have been undertaken with the Lead Local Flood Authority and it has been agreed that, in principle, surface water drainage can be addressed on site.

Initial discussions have been held with Hingham Town Council.

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]*

A substantial amount of technical work has been undertaken to inform the preparation of Representations to the GNLP, relating to flood risk and surface water drainage, ecology, highways & access, heritage, and ground conditions. Through this work, no technical constraints have been identified, which could not be addressed as part of any 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]*

The proposed development will facilitate the provision of: affordable housing, open space, including a (children's play facility), and an enhanced pedestrian crossing of the Norwich Road.

# Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
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Signed on behalf of <b>Abel Homes</b>	[dd/mm/yyyy]
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City Council



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