

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

Norfolk Homes Ltd

Site Reference: GNLP0596R

Site Address: Norwich Road, Aylsham

Proposed Development: Residential development, care housing,
sustainable transport hub, public open space and associated
infrastructure

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]

Norfolk Homes Ltd owns the majority of the site in question, and legal control over the remainder.

A full application is being prepared and will be submitted later in 2021. It is anticipated that - subject to permission - development will commence in 2022.

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

[Approximately 100 words recommended]

None. Norfolk Homes Ltd owns the majority of the site in question, and legal control over the remainder; there is therefore no impediment to the early delivery of the development.

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 majority of requisite work to support a full planning application has been prepared, based upon the attached masterplan. Completed work (some of which has already been submitted to the GNLP) includes:

- Site Investigation and topographical survey;
- Transport Assessment;
- Tree survey;
- AQA and Noise Assessment;
- LVIA;
- Ecology Assessment.
- Flood Risk Assessment;
- Energy Statement;
- Planning/Design & Access Statement/Heritage Statement.

The application will meet in full the proposed provisions of Policy GNLP0596R.

There has been a formal pre-application enquiry/response from Broadland Council (April 2021).

We anticipate making a full planning application later in 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 predicted start on site date is June 2022, with an annual delivery rate of 25 dwellings and a likely completion date for the site of June 2031.

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

[Approximately 100 words recommended]

- Pre-application consultation with Broadland Council (April 2021);
- Long term engagement with Aylsham Town Council, which has supported the allocation of the Norwich Road (GNLP0596) site as its Preferred Site;
- Liaison with Norfolk County Council (Transport) to agree TA scope and off site highway works;
- Anglian Water: has confirmed that it is able to meet – through infrastructure investment– any additional housing and related demand, and environmental impacts arising therefrom;
- Various other consultation undertaken in relation to application supporting work (see 3, above).

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]

No known technical constraints. The GNLP identify waste water and access (the need for two), noise and air quality, and landscape impact. However, we have prepared supporting work and commentary with our representation of 09 March 2020 and other application work (see under Q3 above), demonstrating that these are addressed and/or can be adequately mitigated through application details and/or appropriate conditions.

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]

- Care facility to meet specific, identified need;
- Policy-compliant affordable housing;
- Public open space to meet policy standard requirements;
- Provision of land for sustainable transport hub (requested by Town Council).

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
Signed by Cornerstone Planning on behalf of developer Norfolk Homes Ltd Al Presslee	September 2021