

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

Mr Terence Hendry

Site Reference: GNLP0605

Site Address: Land west of Foundry Close, Foulsham (Easting:
602949, Northing: 324634)

Proposed Development:

Residential development of approximately 15 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]

The site remains available for development now and is within a single land ownership. There are no known viability issues and the landowner has been approached by a number of prospective developers who have expressed an interest in developing the site. The site remains a suitable allocation with a reasonable prospect of development within the next 0-5 years. The landowner is committed to the delivery of the site and has undertaken a range of technical work to support forthcoming development proposals.

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

[Approximately 100 words recommended]

The proposed policy sets out that access will be via Stringer's Lane and Aubrey Rix Close. Aubrey Rix Close is currently subject to a Section 38 Agreement and discussions in respect of vehicular and pedestrian access from this are ongoing. There is a small ransom strip on the western end of Aubrey Rix Close adjacent to the development site and land proposed as adoptable highway. The landowner is in liaison with the owner of the ransom strip (Clarion Housing Association) and discussions are ongoing, however the nature of the ransom strip is not considered to preclude the site being delivered.

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]

Informal discussions have been held with the Council as to the development of the site, however as a result of those discussions, it was advised that an application should not be progressed until such time the site is allocated. The land owner has undertaken various technical work to support an application and once the site is formally allocated will move towards the submission of a 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]

The site is available for development now and it is expected that it could be delivered in the next 0 - 5 years i.e. by 2026, with development taking approximately 2 years to complete.

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

[Approximately 100 words recommended]

Whilst no engagement with statutory bodies has been undertaken outside of the Local Plan process, the following statutory bodies have been engaged as part of the Local Plan exercise: Natural England, Environment Agency, Anglian Water, Norfolk County Council, New Anglia Local Enterprise Partnership. The landowner has also liaised with Anglian Water who have provided a pre-planning report in respect of capacity for potable water.

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 number of technical assessments have been undertaken for the site including a Transport and Access report, Phase 1 Habitat Survey, FRA and Surface Water Drainage Strategy and Utilities Assessment. The reports conclude that there are no significant constraints associated with the site that would prevent development coming forward and that suitable mitigation can be provided on-site. The proposal will also conserve and enhance the significance of grade II listed buildings to the south of the site in line with Policy GNLP0605. The proposals would also be compliant with policies 2, 3 and 4 of the GNLP. The only known 'constraint' is the ransom strip, however, discussions between the landowner and Clarion Housing Association are on-going and it is not anticipated that this will preclude development of the site within the identified time frame.

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]

In accordance with policy 5 of the GNLP, the development will provide policy compliant affordable housing and contain a mix of housing types and tenure to appeal to a range of buyers including first time buyers and families. The site will also generate valuable CIL contributions providing BDC and the local Parish Council with additional revenue that will contribute towards the provision and improvement of local infrastructure and facilities in line with policy 4 of the GNLP. The site will also create indirect and direct jobs through the construction and sales phase.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date October 2021
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Signed on behalf of Mr Terence Hendry DLP Planning Ltd and on behalf of the landowner, Mr. Terence Hendry	13/05/2021
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