

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

Savills on behalf of Hugh Crane Ltd

Site Reference: GNLP1048

Site Address: Land to the East of Woodbastwick Road, Blofield Heath

Proposed Development:

Approximately 60 dwellings including public open space play facility.

(GNLP note: Site is allocated for approximately 20 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 is within the ownership of Hugh Crane Ltd and it is confirmed the site is available immediately, subject to securing planning permission.

The site has been assessed by the Council within the Housing and Economic Land Availability Assessment which confirms that there are no constraints to the development of site. The site has been identified by the Council as a suitable location for residential allocation as supported by its evidence base. Initial highways feasibility and concept design work has been completed.

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

[Approximately 100 words recommended]

None. The site is within a single ownership.

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]

Initial highways feasibility and concept design work has been completed to date. At this stage there has not been any engagement with Broadland District Council regarding pre-application advice.

Consideration will be given to the potential of submitting an outline planning application as the emerging Local Plan progresses, in the context of increasing weight being given to the draft policies.

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]

In the context of the latest timescales for the preparation of the emerging Local Plan, the Councils estimate adoption at the end of 2022.

If an outline planning application is submitted in early 2023 and reserved matters approval is achieved in mid 2024. It is anticipated housing delivery:

2024/25 = 30 dwellings

2025/26 = 30 dwellings

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

[Approximately 100 words recommended]

The access design solution was submitted as part of the response to the Regulation 18 Greater Norwich Local Plan Consultation in March 2020. In addition to a new footway at the site, consideration has also been given to a new pedestrian crossing at Mill Road to enhance pedestrian safety along the route to Hemblington Primary School from the site.

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]

There are no known technical constraints at the site.

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 benefits of the site include:

- Provision of 60 dwellings comprising a mix of market and affordable housing. It is envisaged the properties will be a mix of 2, 3 and 4 bedrooms but will be informed by policy and consideration of local needs.
- A large area of public open space for the benefit of both the existing community and new residents.
- One LEAP (Locally Equipped Area for Play) for the benefit of both the existing community and new residents.
- New footpath connections at the site and proposed pedestrian crossing at Mill Lane to facilitate safe pedestrian routes to school.
- Protection of existing trees and some hedgerow, additional tree planting and vegetation, and Sustainable Urban Drainage (SUDS) features, all contributing to opportunities for net gain in biodiversity.

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 Savills on behalf of Hugh Crane Ltd	Date October 2021
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