

## 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

Norwich Airport Ltd

Site Reference: GNLP1061

Site Address: Land known as 'Site 4', Norwich Airport

Proposed Development: 50/50 split between aviation and non-  
aviation uses

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]*

Norwich Airport Ltd is preparing an application for up to 120,000sqm (GEA) of employment, split 50/50 between aviation and non-aviation related uses to effectively renew the extant consent (NCC reference: 18/01621/VC and BDC reference: 20181762). This demonstrates that the scheme is available and suitable. Norwich Airport is currently in discussions with prospective occupiers who are seeking occupation by the end of 2022, start of 2023. Therefore, the scheme is deliverable and is expected to be completed over the following 16 years.

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

*[Approximately 100 words recommended]*

There are no land ownership constraints that affect or delay the development of the Site.

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]*

There is extant planning consent on the Site (NCC reference: 18/01621/VC and BDC reference: 20181762) for 95,035sqm of employment floorspace, with a 50/50 split between aviation and non-aviation uses. As stated above, an application is being prepared for up to 120,000sqm, again evenly split between aviation and non-aviation uses to effectively renew the extant consent. There have been meetings with NCC on the application and NCC has issued an EIA Scoping Opinion (NCC reference: 21/00745/EIA).

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]*

If planning permission is granted, then construction would be targeted to commence in 2022. It is proposed that the annual rate of delivery for general employment would be 5,000-6,000sqm until Year 10. Alongside the general employment, it is proposed that the aviation-related uses will come forward over 15 years, again totalling 60,000sqm. Therefore, the development's final delivery date is anticipated to be in 2037 (16 years after commencement).

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

*[Approximately 100 words recommended]*

As well as a pre-application meeting with NCC and its internal consultants, during preparation for the planning application, Norwich Airport Ltd and its consultants have also engaged with external consultees, including Norfolk County Council - Highways, the Lead Local Flood Authority (LLFA), the Environment Agency and Anglian Water. These consultees have provided feedback which will be incorporated into the planning application.

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]*

The assessments that have been undertaken in order to support the application have concluded that there are no known technical constraints about the Site. The application also includes mitigation measures to reduce the impact of the proposals.

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 provision of both aviation and non-aviation employment space will contribute to the provision of jobs that will benefit the community. The consent also includes the potential for training uses for aviation-related development. In addition, the development includes an area for a sustainable transport hub, to be delivered by Norfolk County Council - Highways as appropriate.

# Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
Signed on behalf of Norwich Airport Ltd <b>James Walters (Rigby Real Estate)</b>	15/07/2021



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