

## 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

Durrants

Site Reference: GNLP2108

Site Address: Land South of Spirketts Lane, Harleston

Proposed Development: 7.18 ha allocated for residential  
development, at least 150 homes.

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 - Owned by a local farming family and no constraints on availability.  
Suitable - The land has either actual or proposed residential development to the north (HAR4), residential development to the west. The Harleston bypass to the south, the town water tower and associated infrastructure to the east and in part proposed development (HAR7)  
Deliverable - We're not aware of any legal or physical constraints preventing development.

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

*[Approximately 100 words recommended]*

The land is in a single family ownership and we're unaware of any delay preventing 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 land owner has been approached by a number of speculative developers but has chosen to wait for adoption of the local plan, or at least the examination in public of November 2021 before selecting a particular purchaser or developer. Although, discussions are currently ongoing. As there is no outline planning permission, any developer will wish to enter a transfer agreement subject to receiving detailed planning approval and satisfaction of reserved matters.

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]*

Once the approval is received and a developer selected a detailed planning application would be required and reserved matters satisfied. Bearing in mind the local plan adoption is scheduled for 2022, a start date would be 2023. Predicted 15 units in the first year, 40 units in the second year, 40 units in the third year, 40 units in the fourth year and the remaining approx 15 units in the fifth year.

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

*[Approximately 100 words recommended]*

No pre-application enquiry has been undertaken thus far, simply because the stage of the local plan. However, bearing in mind the information ascertained associated with HAR4 we anticipate foul drainage will run to the north, surface water to the south (there is a large diameter surface water main running north-south to the site to the River Waveney, attenuation will be provided). The town water tower adjoins the site on the west, with a gas main located within Spirketts Lane.

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 principal constraints are the public footpath, the route for disposal of the attenuated surface water, all the land is within Flood Zone 1 with a very low chance of both flooding from surface water and fluvial sources. The topography of the site has a fall to the south, which will need to be accommodated, together with the proximity of the Harleston bypass where noise reduction will be a feature, this will be mitigated through an appropriate landscaping scheme as well as mitigating possible potential impact on listed buildings to the west (500m).

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 community benefits include an appropriate percentage of affordable housing, on site play area, retention of public footpath and its maintenance through to the Shotford Marshes and the ocean lake, landscaping adjoining the bypass, retention of boundary vegetation and contributions to community infrastructure levy.

# 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 promoter Durrants Daniel Moth	February 2021
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