

## 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

Raycone Ltd

Site Reference: GNLP2109

Site Address: Land to the South of Hethel Industrial Estate,  
Potash lane, Hethel Norwich NR14 8EY.

Will be referred to as "Turing Park Phase 2"

Proposed Development: Turing Park Phase 2 will be a  
development of 10-15 light industrial units in the region of 180m  
Sq — 900m Sq each suitable for a variety of light industrial  
applications.

Phase 2 will build upon the success of Phase I which is now fully let/sold.

Phase 1 contained around 2800m Sq of light industrial space which has been sub-  
divided into much needed accommodation for 5 local businesses which in turn has  
supported the creation or maintaining of 60+ jobs at all skill levels

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]*

As the site is owned by us its Available.

The location of the site and the continued high demand for light industrial units in the Hethel area makes it extremely Suitable

Funding has been secured, previous Phase 1 has demonstrated Raycone Ltd's competence in delivery with a fully occupied success, which makes it Deliverable.

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 constraints connected with land ownership as the site is wholly owned by the applicant.

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 has been no progress with respect to formally submitting a planning application for this proposed development beyond our own plans which have not been made public due to commercial reasons.

This has been due to COVID19 related business pressures and finishing off of Phase 1 Turing Park (next door). (Now Complete)

Discussions will be arranged with SNDC over the next month prior to formal application submission.

There has been no objections from the Parish Council for the development of this site.

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]*

- 1) This development is a 12-18month project.
- 2) Formal planning applications for the sites development are expected to be able to be submitted in Q2 2021
- 3) Development would then commence soon after, during 2021
- 4) Completion would be expected by end of Q4 2022
- 5) First tenants would be expected before end of Q4 2022

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

*[Approximately 100 words recommended]*

None in addition to standard planning process are expected.

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]*

Existing site access (previously Highways approved)

Previous contamination surveys on File

Previous ecology surveys on File

Discussions with UKPN on site electricity have already taken place.

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]*

Phase 1 has demonstrated support by employers on the site for training staff and apprenticeships.

Tml Precision Engineering Ltd which was the 1<sup>st</sup> occupant of Phase 1 is actively involved and committed to support UTC Norwich and Norwich City College in several forms of engagement from guided tours, work experience leading onto formal apprenticeships schemes.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
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Signed by promoter Neil Dyer	March 2021
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