

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

Our Place

Site Reference: GNLP2114

Site Address: St Georges Works, Norwich

Proposed Development: Residential led mixed use development

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 - The site is still available for redevelopment.

Suitable - the site presents a large-scale brownfield development opportunity in the city centre; it is still suitable.

Deliverable - the landowner is still committed to bringing the site forward and we consider that the land holding is capable of delivering a high quality residential led mixed use scheme.

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 in one ownership and the landowner is still committed to bringing the site forward.

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]

Planning permission was granted in 2008 and later extended in December 2012 for the redevelopment of the allocation site for 47 apartments and 10 houses together with new external spaces and parking areas. The development was never 'built out'. Prior notification applications were also approved for the change of use of Seymour House and the Guildyard, 51 Colgate, located either end of the proposed allocation site. A number of buildings that were subject to prior notification approvals have been refurbished and occupied as serviced office space.

Discussions are ongoing with regards to the correct form and mix of development that would secure the most appropriate outcomes for the site, the city and the landowner.

We would anticipate re-engaging with Norwich City Council in 2021 on a revised scheme.

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]

We would be keen to secure a revised planning consent in 2021/22 that responds to market demands. That would enable development to come forward on site within the following 12-18 months. It is difficult to place precise delivery details on a revised scheme build out until market demands are fully understood.

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

[Approximately 100 words recommended]

Through previous planning application and Local Plan processes the site has been subject to comprehensive engagement with both statutory and non-statutory bodies. The site is viewed by all interested parties as a major redevelopment opportunity and we will engage further with these parties as a new proposal takes shape.

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]

As with above the technical constraints of the site are well documented through previous planning and Local Plan processes. There are no known constraints that would render the site undeliverable and no technical issues which would be considered to be unusual or unexpected with a site of this nature.

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]

Market Housing.

Affordable Housing.

Redevelopment of an underutilised brownfield site

Remediation of potential contaminates.

Provision of, or contribution to, public open space.

Economic benefits associated with building sites and extra spending in local services and facilities from new residents.

Employment opportunities.

Protection and enhancement of heritage assets. Increased social interaction opportunities.

CIL payments.

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 Our Place Ian Reilly (Lanpro).	30/10/2020
---	------------

