

## Site Allocation

### **Delivery Statement / Site Allocation 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

M Scott Properties Ltd,

Site Reference: GNLP2136

Site Address: Land at Briar Farm, Harleston

Proposed Development: 461 dwellings inc extra care, POS,  
allotments & land for community use

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 available now and is not subject to any restrictions which would prevent development. It is within single ownership and subject to a long-term Promotion Agreement in favour of M Scott Properties Ltd (MSP).

The Site is considered suitable given it abuts the settlement of Harleston, which is categorised as a Main Town under GNLP Policy 1. It forms a logical extension to the existing settlement, filling the gap between the settlement boundary and the A143 without detracting from the setting of the town or harming the landscape character of the area. The Site is proposed for allocation under Policy GNLP2136. No insurmountable technical or physical constraints have been identified through the detailed technical work undertaken.

Pre-application advice has been sought (reference: ENQMAM/2020/1139) by MSP and Saffron Housing Trust, who are proposed to be the lead developer. Saffron's commercial commitment to the Site clearly confirms that it is deliverable.

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

*[Approximately 100 words recommended]*

The Site is in single ownership and the landowner has entered into a long-term Promotion Agreement with MSP. There are no legal restrictions or other ownership issues which would prevent the delivery. The Site abuts the public highway in multiple locations to allow suitable vehicle and pedestrian access without any third party land requirements.

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]*

A pre-application enquiry has been submitted jointly by MSP and Saffron (reference: ENQMAM/2020/1139), with the initial meeting with Officers taking place on the 23rd of October 2020. Since then a series of pre-application meetings have taken place to help further refine the proposals.

A full planning application is proposed to be submitted across the entire Site with the exception of an area of 0.8 ha in the south-western corner proposed for retail use. A suitable operator for this element has now been found and an agreement is expected to be in place in October 2021.

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]*

It is intended that a full planning application will be submitted in April 2021, following the conclusion of the pre-application discussions and public consultation.

Assuming a determination date of June 2022, it is anticipated that construction work could commence in Q1 2023. A minimum delivery rate of 65 dwellings per annum is considered achievable and realistic across the two sales outlets proposed, with the first 65 completions expected in 2024 (Year 2) at a consistent rate until delivery is completed in 2029 (Year 7).

We consider that completion of the third and final phase in 2029 (Year 7) to be a realistic projection owing to the proposed tenure split and varied dwelling mix, including a high proportion of bungalows, which will lead to a higher level of market absorption. The retail element in Policy GNLP2136 will be the subject of a separate planning application, anticipated in Q1 2022.

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

*[Approximately 100 words recommended]*

The proposed vehicular access arrangements for the Site have been scoped and agreed with Norfolk County Council Highways.

Pre-application discussions have been held with the utilities companies to ensure the Site can be adequately serviced. Anglian Water has confirmed that the new water supply can be provided, funded via the new zonal charging system. Connections can also be made to the existing foul water and, electricity networks, where available capacity has been confirmed.

A number of meetings with Rendehall with Harleston Town Council have also taken place to date which have helped to shape the proposals, with wider community consultation currently underway following pre-application discussions with South Norfolk.

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]*

MSP and Saffron have commissioned a full suite of technical reports in respect of ground conditions, drainage, transport, ecology and arboriculture, landscape and visual impact, heritage and archaeology, noise, and utilities. Copies of these reports were provided as part of our response to the Reg 18C Consultation in March 2020. Since then, there has been further work carried out, and the proposed Masterplan and accompanying plans submitted as part of the ongoing pre-application discussions take full account of all relevant constraints and the mitigation solutions proposed.

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]*

Taking the total proposed dwelling number of 461 (to include the “Living Well” units), 56% of the residential units will be affordable, significantly exceeding the requirements of Policy 5. The proposals include a 91 apartment block and 16 extra-care bungalows as part of the “Living Well” initiative. Of the dwellings proposed, 60 (13%) are single-storey and suited to meeting the needs of older people as per the requirement of policy GNLP2136. This is considered compliant with Policies 2 and 5 of the GNLP, creating inclusive and resilient communities by providing a variety of house types.

Over 8ha is proposed as open space, including 0.65ha of allotments, and 1.6ha set aside for community use. The nature and ownership of this land will be addressed through pre-application discussions and community consultation. The proposals accord with Policy 2 of the GNLP, creating multi-functional green infrastructure links and promoting sustainable transport options, while also ensuring a net biodiversity gain of at least 10% through habitat creation and improvement. The development will also deliver significant economic benefits to the local area as detailed in the pre-application submission.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
Signed on behalf of M Scott Properties Ltd Saffron Housing Trust, the Landowner and Strutt & Parker as Agent Richard Martin	October 2021