

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 landowners with a site allocation in the GNLP to explain how and when their scheme will be completed.

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

Mr Graham Payne and Family

Site Reference: GNLP2143

Site Address: Land south of Le Neve Road, Marsham

Proposed Development: Residential development for
approximately 35 dwellings

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 has been promoted on behalf of the landowner through this Local Plan process and is available for development. Representations submitted at the Regulation 18(C) stage, underpinned by a Access Appraisal, demonstrated that the site is entirely suitable for development and sustainable.

In respect of the three tests of being available, suitable and deliverable, this is also further explored in the Regulation 19 consultation response that supplements this SoCG. The Regulation 19 consultation response confirms the site as available, suitable and deliverable.

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

[Approximately 100 words recommended]

As detailed above, the land is owned, in its entirety, by Graham Payne and family, and is available for development immediately.

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]

No planning permission exists, and pre-application advice has not yet been sought prior to formal allocation of the site. Initial technical work has been undertaken (e.g. Access Appraisal) in conjunction with the promotion of the site via the Local Plan process to establish baseline conditions and any constraints.

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]

As readily acknowledged within Policy 7.4 of the Reg.19 consultation document , the provision of village clusters, and by example this site, represents the provision of a relatively small allocation as required by the NPPF, and means this approach has the benefit of supporting small-scale builders, therefore providing choice for the market and helping to ensure the delivery of housing in popular village locations.

Accordingly, we are confident that this site will meet a particular need in the market, and be desirable for a range of developers, ensuring deliverability at a relatively early stage of the plan period, upon the allocation being secured.

In the first instance, the client will liaise with Anglian Water to implement a phasing plan in line with upgrades to the Water Recycling Centre. On this basis, we are entirely confident of the sites delivery, and completion will take place within the plan period to 2038.

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

[Approximately 100 words recommended]

At present, no engagement has been held with statutory bodies.

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]

Technical work has been undertaken to inform the preparation of Representations to the GNLP, relating to Access, Transport and Roads. Through this work, no technical constraints have been identified, which could not be addressed as part of any development.

We acknowledge that Historic England have raised some concerns about the site from a heritage perspective. However, as part of the evidence base for the Plan, the GNLP have produced a Heritage Statement (May 2021) for the site to seek to address this. The Heritage Statement acknowledges that there are no heritage assets located on the site itself (although within the vicinity of the site, notably the Grade 1 listed Church of All Saints located to the east of the site), and that the proposed allocation would facilitate a cemetery extension to the Church that will provide further visual separation from any built form, as mitigation. Overall, it is considered that a sensitive and well-designed development can be accommodated upon the site (without a detrimental impact upon the historic environment), as informed by a Heritage Impact Assessment and landscape strategy that would be prepared to inform a subsequent planning application.

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 proposed development will facilitate the provision of: affordable housing, openspace, and a cemetery expansion to meet local needs.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	October 2021
Signed on behalf of Mr Graham Payne and Family	October 2021