

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

Tredwell Developments Ltd Ltd

Site Reference: GNLP2161

Site Address: Norwich Camping and Leisure Site, Blofield

Proposed Development: Residential Development at 25-35dph

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 an allocated site without planning permission but identified as coming forward in the trajectory in the first five years you need clear evidence that housing completions will begin on site within 5 years:

.Current planning status - a proposed allocation

.Firm progress towards submission of an application - a key part of the preparation in terms of the proposed residential site is for the relocation of the warehouse for the existing camping and caravanning business. There have been considerable discussion with Highways England and access arrangements together with a focus on concluding this work - see attached evidence. Attached is the highways report regarding the new warehouse and an email stating that percolation test results regarding the new warehouse site, and drainage calculations and infiltration ponds are being undertaken. In the Council's consideration of the site it states: 'Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout however this site is considered to be of a suitably small size to allocate without causing significant problems when compared to other sites put forward. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure.' This therefore identifies the importance of the work to secure an alternative location for the warehouse in terms of the development of this site.

.Firm progress with site assessment work - some percolation tests have been conducted to prepare the drainage strategy for the site and SuDS. Confirmation that there are suitable foul drainage connections in the main road .In addition the transport report will impact on the highways and access design for the scheme. The developer has an option on the site with the landowner and does not hold land banks but builds out following permission. Draft schemes have been drawn and been the subject of pre-application discussion with BDC. The developer is planning to submit a planning application for the site in 2021/22 and has a clear good reputation for building out.

.Clear relevant information about site viability, ownership constraints or infrastructure provision. - It is clear that the site is viable. The average price for property in Blofield stood at £311,797 in March 2021. This is a fall of 2.74% in the last three months (since December 2020) but is still a rise of 0.4% in comparison to March 2020. In terms of property types, flats in Blofield sold for an average of £201,012 and terraced houses for £194,730. This is according to the current Zoopla estimates. In addition, the Council (see above) makes it clear that there is limited potential for additional development in Blofield confirming that future housing supply will be limited and therefore house prices are likely to remain stable.

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

[Approximately 100 words recommended]

Tredwell Developments Ltd has an Option on the site with the owners Holmes Creations Ltd.

The developer is a local medium sized local business, in conjunction with its associated businesses it has a good track record of site development including Janet Smith Close in Thorpe St. Andrew in 2016 and 2017 for 17 Units, Treasure Grove Necton in 2018 and 2019 for 9 Units, Cucumber Lane Beccles in 2018 and 2019 for 20 units, Bridle Close Hemsby in 2019 and 2020 for 10 Units, Drifters Way Great Yarmouth 2012 and 2013 for 52 Units and The Village Fleggburgh over 2012 to 2016 for a total of 62 Units.

The proposed developer does not hold a land bank and so its modus operandi is to buy land and build on it as soon as PP is in place. There are no ownership constraints that would delay development, the sites ownership was changed in 2019 in order to facilitate its development away from other related party land and commercial interests.

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]

Pre-application advice has been sought from Highways England - see attached evidence to Question 1. Early work on percolation tests to inform the drainage strategy for the site and SuDS, which will inform the drainage strategy for the site, design will then follow once the drainage strategy has been prepared. Foul water investigations have taken place and are located in the main road fronting the site. A number of alternative development scheme options have been prepared and there has been pre-application discussions with BDC. There have however been plans drawn for both a mixed development on the site and for an age restricted bungalow development. Both of which were used in discussions with BDC planning. A planning application will be submitted in 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]

The promoter has a good track record with an average build out rate of 18 months to 2 years (dependent on site constraints.) On this basis it is anticipated that for this development the build out rate would be 18 months to 2 years. The developer also has a good record of delivery of affordable housing. Subject to completion of PP formalities it is anticipated that a start on site would be possible in Q1 2022 and continue until mid-2023.

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

[Approximately 100 words recommended]

Negotiations have taken place with BDC; public utilities which are all easily accessible to the site and Highways England so that the developer has full knowledge of site requirements that have to be met.

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]

Highways has been subject to detailed discussion with Highways England because of the proximity of the A47. However, because of the scale of the proposed allocation the developer agrees with the Council that this is unlikely to cause undue pressure on the A47 and the nearby roundabout. There is no impact on heritage and the scheme plans to retain the existing trees and hedgerows as far as practicable and will increase this by 10% to improve biodiversity as proposed in the forthcoming Environment Act.

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]

As regards the community benefits of the scheme the proposal will be for the delivery of open market and affordable housing with appropriate CIL contributions and the provision of suitable POS either on or off site.

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 Tredwell Developments Ltd	[dd/mm/yyyy]
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City Council



Working with



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