

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

Newall Properties Developments Ltd

Site Reference: GNLP2163

Site Address: Friars Quay Car Park (former Wilsons Glassworks),
Colegate, Norwich

Proposed Development: Residential development comprising
circa. 25 new 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 is available, deliverable and suitable for new housing development. The existing leases relating to the car parking spaces within the site have regular breaks to enable the development and/or sale of the site to a house builder within the emerging Local Plan period. Lanpro has undertaken initially massing studies informed by a high level flood risk assessment and the site can accommodate circa. 25 new flatted and terraced dwelling units. The site is surrounded by existing dwellings and a restaurant and as such class C3 residential use is entirely appropriate in this location.

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

[Approximately 100 words recommended]

As above. There are no land ownership constraints preventing delivery. The site is under the ownership and control of the promoter and no further highway or other third party land is required to deliver a comprehensive housing scheme on the site. The current leases relating to the existing parking spaces on the site all have regular break clauses inserted to allow for the early release of the site for new housing within the emerging Local Plan period.

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]

Initial massing studies informed by a high level flood risk assessment have been undertaken to test the overall number of dwelling units achievable and overall scheme viability. The emerging scheme appears viable and the site owner anticipates making a full planning application for residential development within the site immediately after the adoption of the emerging Local Plan.

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 owner will make a full planning application immediately after the adoption of the emerging Local Plan. The Council will appreciate that the owner is reluctant to make a full planning application until such time as the emerging allocations and planning policies have full weight from a decision making perspective. Sales rates for the flats/terraced houses being delivered are anticipated to be high in this City-centre location. The owner/promoter expects to deliver all units within 24-months of starting on-site.

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

[Approximately 100 words recommended]

None to-date

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]

Sub-surface archaeological remains, potential impacts on the character and setting of listed building along Colegate and surface water drainage and flood risk issues all need to be overcome in the final scheme design. Based on massing studies and initial advice received the site appears to be deliverable for a scheme of circa. 25 dwelling units

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 site will deliver much needed new housing to meet existing housing delivery shortfalls in this part of the City most likely in the form of smaller flatted units. Based on initial viability work the owner anticipates being able to offer/deliver a full suite of CIL/S.106 contributions in line with the City Council's normal adopted and emerging standards.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
Signed on behalf of Newall Properties Developments Ltd Philip Atkinson, Director Lanpro	11/02/2021