

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

Lanpro on behalf of Bignold House Ltd

Site Reference: GNLP2164

Site Address: Land west of Eastgate House, Thorpe Road,
Norwich

Proposed Development: Residential development comprising
circa. 20 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 flatted housing development. This is evidenced through the previous submission of an outline planning application in 2018 for the erection of 20 no. apartments with associated parking and amenity space and the subsequent Norwich City Council Planning Committee resolution to approve the proposals.

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

[Approximately 100 words recommended]

There are no land ownership constraints preventing delivery of the site/previously submitted scheme. The site is under the ownership and control of the promoter and no highway or other third party land is required to deliver a comprehensive housing scheme on the site.

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]

As above. Outline planning application reference 16/01889/O was recommended for approval by the Planning Committee on the 8th November 2018 but ultimately refused permission on the 28th May 2019 as the applicant failed to enter into a S.106 agreement to secure the delivery of affordable housing and other contributions. The sales values of the flatted dwelling units within the submitted scheme has risen since the previous determination date and the scheme is viable. An application for detailed planning permission will be made immediately on 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 Council will appreciate that the owner is reluctant to make another planning application until such time as the emerging allocations and relevant planning policies in the new Local Plan have been adopted and have full weight from a decision making perspective. Sales rates for the flats will 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]

As above. All statutory consultees were engaged with and previously satisfied in line with the comments received in respect of previous outline planning application 16/01889/O for the erection of 20 no. apartments with associated parking and amenity space within the site.

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]

None present. See comments received in respect of previous outline planning application 16/01889/O relating to the erection of 20 no. apartments with associated parking and amenity space within the site.

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. Based on current sales values for this type of flatted dwelling units previously applied for in this part of the City, 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.

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 Bignold House Ltd Philip Atkinson, Director Lanpro	11/02/2021