

## 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

Fuel Properties (Norwich) Ltd

Site Reference: GNLP3053

Site Address: Carrow Works, Norwich

Proposed Development: Residential-led mixed use development

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 and in one ownership, with Fuel Properties actively promoting it for development and looking to bring forward a planning application for a variety of housing types and tenures to facilitate speedy regeneration of the site. There is no realistic prospect of the previous use being re-provided. The site is vacant and forms part of the largest brownfield site (East Norwich) in the East of England, and should therefore be prioritised for mixed use redevelopment in accordance with paragraphs 118-123 of the NPPF. It is located in a sustainable location in close proximity to Norwich City Centre and whilst there are heritage constraints, all on-site constraints can be addressed to deliver a high quality and unique place.

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 as the site is in one ownership.

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 pre-application discussions are taking place with the LPA and a suite of pre-application meetings have been agreed. In addition, the East Norwich Masterplan process has begun, which should culminate in a Supplementary Planning Document (SPD) for East Norwich being adopted in 2022. The planning application is being dovetailed with the Masterplan so that the two processes mutually benefit and inform one other and issues can be addressed as they arise. The expectation is that an application would be determined in the context of an advanced or recently adopted SPD.

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 currently anticipated that development will start on site in 2023 with occupation beginning in 2024. It is anticipated that the site will be completed within the Plan period. This is largely due to the range of different housing products that can be delivered on the site including build to rent, retirement, affordable family housing and conventional housing. Regeneration of the site will therefore occur considerably quicker than could be achieved in a more uniform house type and tenure was being provided.

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

*[Approximately 100 words recommended]*

Engagement with statutory bodies has begun as part of the Masterplan preparation, including an Enhanced Advisory process with Historic England, which is due to complete in December 2021. Engagement with statutory bodies and stakeholders has taken place as part of Phase 1 of the East Norwich Masterplan, including initial community engagement. Further consultation is likely to take place early in 2022 as part of the SPD and the expectation is that the planning application consultation will dovetail with this.

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]*

A number of technical documents have been prepared including for arboriculture, archaeology, ecology, flood risk, heritage, contamination, transport and utilities. Overall, it is considered that all of these issues can be addressed and where applicable (e.g. trees and heritage) incorporated into the scheme. In terms of transport, mitigation measures will be required to address likely congestion increases but present an opportunity for highways improvements. There are a number of heritage assets which will be retained and enhanced and brought back into productive use. Further ecological works are required to understand the extent of habitats on the site (particularly bats, reptiles, birds), with a range of measures likely to be formulated to secure a biodiversity gain through the redevelopment.

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 provides an opportunity to deliver significant quantities of housing on previously developed land. It will also deliver non-residential floorspace including leisure, retail and community floorspace which will foster interaction and community cohesion in line with 21st Century placemaking principles. New pedestrian and cycle linkages between the historic centre, Norfolk Broads and open countryside to the east, including a new footbridge, will provide substantial benefits to both existing residents and new ones and create the opportunity for highly sustainable living and working patterns to be established.

# Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
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Signed on behalf of Fuel Properties (Norwich) Ltd  James Waterhouse (Iceni Projects for Fuel Properties (Norwich) Ltd	09/29/2021
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