

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

Norfolk County Council / Repton Property Developments Ltd

Site Reference: GNLP4016

Site Address: Lingwood - Land east of Station Road

Proposed Development:

Residential 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 owned by Norfolk County Council and currently in agricultural use. As outlined in Q4, the land is let on a farm business tenancy and NCC can recover possession at any time, making it available for development, giving the tenant 12 months' notice in writing. The site is suitable as it forms a modest sized, logical extension to the built up area of the village at a sustainable scale, consistent with GNLP growth scale aspirations for Lingwood. It is well related to existing amenities including the recently completed village hall, new primary school and existing public transport links (both rail and bus services). The site has utilities available on Station Road and there is no ransom constraint to delivery in the timetable set out in Q4.

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

As outlined in Q1 and Q4, there are no land ownership constraints. NCC have the right to serve notice on the tenant to recover the land for a non-agricultural purpose (including development). Access is available from Station Road and NCC control the land to the north and east of the site. Therefore a start on site in 2023 is realistic and deliverable.

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 application has been submitted at this stage with a full planning application submission planned in 2022. Work is at an early stage of developing proposals with survey work to support a planning application planned to take place later in 2021. This will inform pre-application engagement with Broadland Planning Officers, in advance of application submission in 2022 by Repton Property Developments Ltd.

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]

Predicted start date - 2023
Estimated site capacity - 30

Build out rate per annum - Approx. 20

Likely completion date - 2024

Additional commentary - The site is currently in agricultural use. The land is let as part of a larger holding on a farm business tenancy. However, NCC as landlord can recover possession at any time of any part of the holding for a non-agricultural purpose (including development) by giving to the Tenant at least 12 months' notice in writing. The site is likely to be taken forward by Repton Property Developments Ltd with full planning approval to be sought in 2022 with start on site within 12 months. As the site capacity is limited, completion would take place with a 18 month period.

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

See Q3. Pre-application engagement with Broadland Planning Officers along with other key consultees and stakeholders will take place in advance of application submission.

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]

The site falls outside any area with a heritage, landscape or other environmental protection designation. GNLP4016 effectively forms an extension of development to the east of Station Road following the development of the village hall and primary school. Initial desk based investigations has revealed no significant highway, drainage, ecological or other constraint. Whilst detailed survey work has yet to be undertaken, given the site has a similar character / appearance and historic agricultural use to the site developed by Norfolk County Council for the new primary school, this site itself should have no significant technical constraints.

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 suitability of the site has been discussed informally with representatives of the GNLP team. The proposal will offer the opportunity to deliver further affordable housing at policy compliant level in a village where afford-ability can be a barrier for local residents living in the village. Furthermore, the additional housing on this site, alongside other planned developments will support existing services and facilities, including the primary school, shop, public house, well run village hall and social club and furthermore increase the potential for further retail / business uses to establish to support the population of the village.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date October 2021
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Signed on behalf of Norfolk County Council / Repton Property Development Simon Hughes - Norfolk County Council (Director of Property) Anthony Moore - Repton Property Developments Ltd (Housing Development Manager) Andy Scales (AGENT) - NPS Property Consultants Ltd (Head of Planning Consultancy)	Date 03/09/2021
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