

## 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

Durrants

Site Reference: HAR4

Site Address: Land at Spirketts Lane, Harleston

Proposed Development:

Approximately 95 homes on 3.31 hectares (HAR4)

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]*

Available - The majority of the site is owned by local farmers and the balance by a Harleston charity, all of whom wish to see the land developed as soon as possible.

Suitable - The land is encompassed on the north, east and west sides by existing residential properties, in a recognised part of the town for development.

Deliverable - We're not aware of any legal or physical constraints preventing development.

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

The local charity will need charity commission approval for any sale, they are currently seeking this.

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]*

A topographical survey, flood risk analysis, draft site layout, identification of service routes, allowance for public footpath have all been undertaken and incorporated into a pre-application inquiry resulting in sufficient information to go out to actual developers to move forward in the development of the whole.

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]*

Once the charity commission approval is received and a developer selected a detailed planning application would be required and reserved matters satisfied. Bearing in mind the local plan adoption is scheduled for 2022, a start date would be 2023. Predicted 15 units in the first year, 40 units in the second year and 40 units in the third year.

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

*[Approximately 100 words recommended]*

A pre-application enquiry was made to South Norfolk Local Council, UK Power Networks, Cadent and Anglian Water have all been engaged and have shaped our vision for 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]*

The principal constraints are the public footpath, the route for disposal of the attenuated surface water, the existing foul drainage pipework and easement from the industrial estate from the east running north-west and a small amount of flooding at sites north extremity.

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 community benefits include an appropriate percentage of affordable housing, on site play area, retention of central public footpath, the existing eastern pond, retention of boundary vegetation and contributions to community infrastructure levy.

# Greater Norwich Local Plan (GNLP)

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 Durrants (Agents) Daniel Moth	Date February 2021
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