

## 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

Bullen Developments Limited

Site Reference: HAR 5

Site Address: Land east of Station Road, Redenhall with Harleston

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]*

South Norfolk Council at the meeting of its Development Committee on 11 March 2020 resolved to grant planning permission for "up to 40 dwellings with public open space and associated infrastructure" subject to conditions and S 106 Agreement. Since then, the applicant has sought to engage with the council's legal advisers to complete the S 106 Agreement. The Heads of Terms are already agreed.

The land is in the single ownership of a building contractor. The intention is that following the grant of planning permission, the site will either be developed by the site owner or marketed to the house building industry.

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

There are no ownership constraints. The site is in single ownership with a willing owner.

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]*

South Norfolk Council at the meeting of its Development Committee on 11 March 2020 resolved to grant planning permission for "up to 40 dwellings with public open space and associated infrastructure" subject to conditions and S 106 Agreement. Since then, the applicant has sought to engage with the council's legal advisers to complete the S 106 Agreement. The Heads of Terms are already agreed.

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]*

Work on site would be expected to commence within 12 months of receiving outline planning permission. House completions would be expected to commence in year 2 with completion of all units in year 3/4.

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

*[Approximately 100 words recommended]*

Engagement with all statutory bodies has already taken place during the course of preparing the application for outline planning permission. It is the intention to gain necessary agreements during the 12-month period following the grant of outline planning permission referred to in 4 above.

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]*

No known 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 resolution to grant confirms the provision of affordable housing and public open space. The management of the open space shall also permit its use by the Army Cadet Force who occupy a meeting hall on the adjacent site.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date October 2021
---	----------------------

Signed on behalf of Bullen Developments Limited Michael Carpenter CODE Development Planners Limited	Date February 2021
--	-----------------------