

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 & Suffolk NHS Foundation Trust

Site Reference: Policy HEL1

Site Address: Land at Hospital Grounds, Southwest of Drayton
Road, Hellesdon

Proposed Development: 300 homes and employment uses

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 is in the control of the Trust who are supportive of the redevelopment of the site.

Suitable

The site is within the Norwich Urban Fringe which is the most sustainable location within the Greater Norwich area. The suitability of the site is demonstrated by its allocation within the adopted Development Plan.

Viable

We remain confident that the delivery of the site is viable having regard to the policy requirements of the draft GNLP and there are no factors that we are aware of, at this moment in time, that could prevent the delivery of the site. This statement is, however, made in the context of the Trust's requirements to generate the maximum receipt from the site, so as to enable investment in the provision of new, modern, health facilities on the site. For example, a reduction in policy obligations, such as affordable housing, will have a direct financial benefit to assist in the provision of enhanced health care.

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

[Approximately 100 words recommended]

The site is entirely controlled by the Trust who are committed to its redevelopment.

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]

The Trust commenced pre-application discussions with Broadland District Council in 2019. These discussions, which have involved lengthy discussions in respect of highways, continued through 2020.

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]

At this moment in time, it is hoped that Outline Planning Permission could be secured on the site in 2022, before the site is sold to a developer.

On this basis, development could potentially start on the site in 2023. Assuming a delivery rate of 50 units per annum, the site could be complete by 2029.

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

[Approximately 100 words recommended]

As detailed above, discussions have been held with Broadland District Council and Norfolk County Council.

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]

Through the work undertaken to date, which has related to trees, highways and design, no technical issues have been identified which would prejudice development on 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]

Affordable housing and open space. The proposed development will also generate funds through the sale of land which will be used by the Trust to invest in the provision of enhanced services.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership	[dd/mm/yyyy]
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Signed on behalf of Norfolk & Suffolk NHS Foundation	[dd/mm/yyyy]
Iain Hill, Bidwells	

