

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

Horsham Properties Ltd

Site Reference: HNF3

Site Address: Land West and North of Abbey Farm Commercial Park,
Horsham St Faith, Norfolk, NR10 3JU

Proposed Development:

Extension of Abbey Farm Commercial Park for B2/B8/E(g) purposes

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, suitable and deliverable. A planning application has been submitted for an extension to the Commercial Park comprising land to the west (5.88ha) for the erection of 7no commercial buildings (4,843.6m² floor space), for Classes B2, B8 and E(g) purposes; parking and servicing areas; ancillary infrastructure and structural landscaping including extension to earth bund; pedestrian footways and cycleway; creation of new vehicular access from Church Street and associated works. The Planning Committee, in July 2021, delegated authority to the Assistant Director – Planning to approve the planning application subject to conditions, and works can commence in early 2022. This land is also allocated for employment purposes, under Policy HNF3 of the Broadland District Council adopted Site Allocations Development Plan Document.

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

The whole site falls within the ownership of Horsham Properties Ltd, and therefore there are no land ownership constraints that could affect or delay development of the site.

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 planning application was submitted in September 2020 for an extension to the Commercial Park comprising land to the west (5.88ha) for the erection of 7no commercial buildings (4,843.6m² floor space), for Classes B2, B8 and E(g) purposes; parking and servicing areas; ancillary infrastructure and structural landscaping including extension to earth bund; pedestrian footways and cycleway; creation of new vehicular access from Church Street and associated works. The Planning Committee, in July 2021, delegated authority to the Assistant Director –

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]

A planning application was submitted in September 2020. The Planning Committee, in July 2021, delegated authority to the Assistant Director – Planning to approve the planning application subject to conditions. The development is expected to commence in early 2022 with completion in 2022/2023.

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

[Approximately 100 words recommended]

As part of the planning application submitted in September 2020 and supported by the Planning Committee subject to conditions in July 2021, various statutory bodies were consulted and subject to minor outstanding ecological and drainage matters, there are no outstanding concerns. The ecological and drainage matters are expected to be fully addressed in October 2021.

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]

An Ecological Survey on the site has been undertaken and found that the habitat findings on the site are of moderate ecological value and that there are no significant ecological constraints that would prevent the development of the site.

A desk-based archaeological assessment has been undertaken for the site, where it was confirmed the potential for archaeological remains being present in all periods, with the exception of medieval, is low. The planning permission will include a condition requiring a written scheme of investigation (WSI) to be agreed and the implementation of a programme of archaeological work to be secured.

A Phase 1 Contamination Desk Study and Risk Assessment for the site confirms there is a low risk to human end-users from contact, inhalation and indigestion of contaminated soil and dust, and a very low risk associated with construction workers.

To the east of the Commercial Park is a former Benedictine Priory which contains a Grade I listed building (a house which forms a remaining part of the medieval Priory). The Grade I church of St Mary's and St Andrew's lies to the south of this and both lie within the wider designated Horsham St Faith Conservation Area. A Heritage Asset Setting Assessment has been prepared and submitted with the planning application for the development of land to the west of the Commercial Park. It concludes that due to the location (including the surrounding topography and existing established tree planting) siting, scale, appearance and landscaping of the proposed new development, and particularly having regard to the physical separation of the new built elements from the designated assets (and the intervening screening provided by existing buildings and landscape elements), the proposals would cause considerably less than substantial harm to the setting of the defined heritage assets, and would preserve the setting of the listed building, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 proposed extension to the business park would make a positive contribution towards providing the commercial/industrial floorspace requirements of the district and would provide for much needed job generation in the north of Norwich area. The proposal would also deliver a foot/cycle way along Church Street to connect the site to the wider Horsham St Faith 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 Horsham Properties Ltd	Date 09/28/2021
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