

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

Norwich Apex Limited

Site Reference: GNLP0497/KES2

Site Address: Land west of Ipswich Road, Keswick

Proposed Development: Employment development consisting
Classes B1, B2 and B8 and associated highways infrastructure

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 site is a vacant area of previously agricultural land. Therefore it is immediately available. Norwich Apex own the land. Suitable: The site has been assessed as suitable for employment development through its existing allocation for employment use (allocation KES2), and in principle by way of outline permission granted in May 2018 (ref:2017/2794). Deliverable: The site owner has now submitted seven subsequent reserved matters application (ref:2020/0903, 2021/1034 to 1039) and various conditions discharge applications. The site is being actively marketed and Norwich Apex already have two occupiers legally committed to the scheme.

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

[Approximately 100 words recommended]

There are no known land ownership constraints that would affect or delay the delivery of development. On- and off-site highways works are subject to a Section 278 agreement, currently in draft alongside consideration of highways conditions pertaining to outline permission 2017/2794.

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]

Outline planning permission on the site (2017/2794) was granted 18 May 2018, and seven subsequent reserved matters application are currently under consideration (2020/0903, 2021/1034 to 1039) alongside various conditions discharge applications.

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]

Norwich Apex currently have interest in up to 70% of the masterplan foot print and two legally binding deals agreed for a total of 40,000 sq ft. This even before works have commenced on site. Subject to the approval of the reserved matters applications, and the agreement of on- and off-site highways works in 2021, site works and building construction shall commence immediately thereafter. The first buildings will be complete by December 2022. During the period, existing enquiries will be progressed into agreed contracts. Based upon current interest, once on site, building will progress in one continuous construction period until the site is fully built out. The estimate for site completion is December 2024.

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

[Approximately 100 words recommended]

A full consultation process with statutory consultees has been undertaken as part of the planning application process associated with the grant of permission 2017/2794 and determination of reserved matters 2020/0903, 2021/1034 to 1039.

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]

All technical matters pertaining to the site's development have been addressed and are to be determined through their relevant conditions discharge application or reserved matters applications, as required by outline permission 2017/2794. Several of these have been decided including archaeological evaluation, materials management plan, cycle parking, construction workers site parking, wheel cleaning facilities, fire hydrants and construction environmental management plan.

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]

- Generation of employment (up to 900 jobs)
- Provision of B1113/A140 link road and upgraded junction
- Provision of traffic calming measures in Keswick village
- Provision of CIL monies for local community infrastructure

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct 2021
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Signed on behalf of Norwich Apex Limited Craig Knights - Director, Norwich Apex	29/09/2021
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