

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

Dacre Property Holdings

Site Reference: R1

Site Address: Neatmarket

Proposed Development: employment development and light industrial use (use classes B2/B8 and E(giii)). Ancillary office development and motor trade/car sales uses on the frontage to Hall Road will also be acceptable.

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 wholly within the ownership of the Dacre Property Holdings so it is readily available for development and can be delivered within the Plan period to 2038.

The principle of development has been established by virtue of the existing local plan allocation at the site (R1), thus establishing the suitability of the site.

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 wholly within the ownership of Dacre Property Holdings, so there are no land ownership constraints that may 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]

The site was allocated in the Adopted Local Plan for employment development and part of the site is subject to detailed permission for a car sales use. The remainder of the site has not yet been developed. The principle of development on the site has already been accepted by virtue of this planning consent and the existing site allocation.

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]

Dacre Property Holdings anticipates to bring forward the remainder of the site for development within the new local plan time-period up to 2038.

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

[Approximately 100 words recommended]

Dacre Property Holdings have engaged with the Greater Norwich Local Plan process through submission of representations to support the retention of the site allocation. Further engagement with statutory bodies will be undertaken prior to submission of a planning application in due course.

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]

There are no technical constraints anticipated that would preclude delivery of the development specified by Policy R1.

The site contains a Calor Gas storage site to the east, which has a Hazardous Substances Consent associated with it. This HSC will be revoked as appropriate to facilitate development in due course.

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]

Further employment development and light industrial use in this location will deliver community benefits through employment generation and economic activity, while also delivering improved links to open spaces and planting enhancements, in accordance with the aspirations of existing and emerging Development Plan policy.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Oct/ 2021
Signed on behalf of Dacre Property Holdings Sarah Hornbrook	16/03/2021

