

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

National Grid/RWE

Site Reference: R10

Site Address: Utilities Site, Cremorne Lane, Norwich

Proposed Development: Residential-led mixed-use 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]

In representations submitted to Regulation 18 in March 2020, we expressed that the site has been cleared and is available, suitable and deliverable for development within years 0-5 of the plan. However, any progression of the site is subject to ensuring that a suitable access arrangement can be funded and viably implemented, or else a longer timeframe would ensue. Whilst in the intervening period there has been no physical progress on site, joint landowners, National Grid and RWE, are in early discussions with Homes England and East Norwich Partnership with a view to agreeing a programme of funding for the necessary new infrastructure which will help to facilitate development. If development can be accelerated, it will be.

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

[Approximately 100 words recommended]

The existing railway bridge leading to the north-east across the railway line to Cremorne Lane constrains the quantum of residential development that can be delivered. There are also gas main easements and PADHI zones to consider. The Council and adjoining landowners of the Deal Ground Site are aware that access to the Utilities Site is entirely reliant on the delivery of a spine road from the Deal Ground Site, with a bridge crossing the river into the Utilities Site. As previously mentioned, discussions are in the early stages with a view to securing funding for the delivery of this essential infrastructure.

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]

At this stage, no request for pre-application advice has been submitted to the Council and the preparation of a planning application has not yet commenced. An application for full planning permission was previously submitted under ref. 15/00997/F for a substantial mixed-use development, however this was withdrawn. Although this was made by a developer no longer involved with the site, it demonstrates the landowner's commitment to progressing development of the site. Furthermore, the landowners continue discussions with interested parties, this includes house builders and student accommodation providers.

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]

As mentioned above, and in our previous representations, the site is anticipated to be deliverable within years 0-5 of the plan and the joint landowners express their ongoing commitment to ensuring that this remains the case as the GNLP progresses towards adoption. The site's deliverability relies entirely on the delivery of infrastructure to facilitate access and, as such, continuing positive discussions between National Grid, RWE and the council and other parties to agree funding for this infrastructure is the landowner's utmost priority. Until funding is secured and access can be viably designed and delivered, it is not possible to confirm an accurate development start and completion date. The landowners are, though, very keen to see the site delivered for development, and other than the significant identified constraints there is nothing that should delay its delivery.

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

[Approximately 100 words recommended]

Discussions are ongoing with the East Norwich Partnership and it is understood that a budget has been agreed for the commissioning of a masterplan and infrastructure study to focus on the development of the Utilities Site in tandem with the Deal Ground Site and Carrow Works (former Britvic Site). RWE and NGP have expressed willingness to contribute to the East Norwich Partnership Study, subject to the landowners getting warranties and reliance from the work. This process will need to include access and infrastructure arrangements to ensure our client's site has a realistic prospect of delivery. It is the ambition of the landowners to optimise the potential of the sites and maximise the delivery of high density, residential led, mixed-use development providing up to 4,000 new homes, in line with the aspirations of the ENP. Given the potential residential output from the sites, we hope that our client's site can be made available as quickly as possible. The availability of the site would of

course be further accelerated by the early delivery of the link road and bridge over the Yare and Wensum, which would unlock both the Serruys land and Utilities Site for development.

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]

The site is accepted as having a number of development constraints – it is a former gasworks with limited access. It is expected that access related constraints could be overcome with external help and contributions. However, further constraints relating to the site's historic gasworks and power station use (enabling works, demolition and land contamination, for example) as well as constraints on developable areas adjacent to the railway and relating to easements / PADHI zones, will require consideration in the detailed design and to be bolstered by a comprehensive suite of technical work.

Whilst the site's constraints will of course impact development viability, the landowners do still hope that with the right infrastructure solutions, a significant development scheme can be delivered.

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]

Previous proposals included the construction of an energy plant on the site, however this does not form part of the landowners current development aspirations. It is now proposed that the development focusses on a residential-led mixed-use development to maximise residential output. Planning application 15/00997/F included the provision of 435 units of student accommodation, and student accommodation could still be of interest too.

Any regeneration scheme results in significant benefits to the community – a significant existing restricted land parcel will be regenerated to provide publicly accessible new floorspace, uses and green spaces for use by future residents and the wider Norwich population. Further community benefits will of course be explored too as a development scheme progresses.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
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Signed on behalf of National Grid/RWE	02/11/2021
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