

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

Site Reference: R13

Site Address: Site of former Gas Holder, Gas Hill, Norwich

Proposed Development: Residential development of a minimum
of 15 dwellings

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 contributes to the LPA's five year housing land supply and is therefore considered available, suitable and deliverable. The site is allocated for housing in the Norwich Site Allocations and Site Specific Policies Local Plan (2014) and given its location is deemed suitable for housing. The previously developed land is being prepared for redevelopment. The redundant gasholder has been dismantled and the resultant void where the gasholder was located will be infilled prior to site investigation and potential remediation works. The site is therefore available to be promoted as a housing site now, and there is a realistic prospect that housing will be delivered on the site within five years.

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 in sole ownership by National Grid and there are no known ownership constraints which would prevent the redevelopment of the site for residential development or cause delay.

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]

Prior approval was granted in February 2018 for the demolition of the redundant gasholder and subsequent restoration of the site (Application Number: 18/00081/DEM). The gasholder has been dismantled and National Grid is preparing for relatively minor infilling works. We anticipate that the resultant void where the gasholder was located will be infilled in 2021/22. Site investigation and remediation works may then be carried out. This may take around another two years. A planning application for residential development could be pursued whilst any potential remediation is taking place.

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]

It is anticipated that development could come forward within 4 years. Given the size of the site, this could be delivered as one phase, with an estimated delivery date of 2023/24, albeit this could be sooner ie 2022/23.

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

[Approximately 100 words recommended]

WSP on behalf of National Grid have provided information to the LPA on the site's redevelopment in order to enable the site to contribute to the five year housing land supply.

Prior approval was granted by the LPA for the demolition of redundant gasholders on the site and subsequent restoration works, which are an important step to the delivery of housing on this previously developed land.

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 known technical constraints which would prevent the redevelopment of the site for residential development. The site has an existing vehicular and pedestrian access point on Gas Hill which can be used. The site is adjacent to Thorpe Hamlet Conservation Area and the scheduled remains of St Leonards Priory. Development can be delivered which would not harm the significance of these heritage assets. An ecological survey was undertaken prior to the dismantling of the gasholder. No protected species were found on site and no Statutory or Non-Statutory Designated Sites were to be affected. It is therefore not anticipated that the proposal would have any insurmountable ecological impacts. The topography may present challenges due to elevated construction costs but no specific viability constraints are known of at this time.

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 site will provide market and affordable housing for the community. The proposed redevelopment will result in the removal of the existing gasholder which presents a safety risk in terms of unauthorised access. The addition of new houses will have positive impacts including increased spending in the local community and the construction process will create temporary construction opportunities.

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 National Grid Matthew Stocks (WSP on behalf of National Grid)	29/10/2020

