

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

Lanpro on behalf of Simon Goodman

Site Reference: R17

Site Address: Former Van Dal Shoe Factory, Dibden Road,
Norwich

Proposed Development: Residential

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 no longer an operational business premises. Therefore, its availability has increased since the last plan making process.

Suitable - with the closure of the operational business the site is now more suitable for development than when previously allocated. Since the previous allocation there has also been dwellings constructed on the opposite side of Dibden Road which reinforces that a residential rather than a commercial use would be more appropriate in this location.

Deliverable - there is no operational business use on site which may impede the deliverability of the site. The owner has actively marketed the site and there is agreements in place with a developer to bring the site forward.

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 one ownership and the option agreement in place would only transfer ownership upon receipt of planning. The owner is committed to seeing the site redeveloped.

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 is currently subject to an ongoing pre-application process with Norwich City Council. The buildings and site have been subject to a structural survey, topographical survey, ecological assessment and tree survey.

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]

At the rate of progress currently experienced in the pre-application process we would anticipate dwellings being delivered within the next year and the site completed within 18 months of start (mid 2023).

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

[Approximately 100 words recommended]

On going dialogue with Norwich City Council through a formal pre-application process. The building is not listed nor within a conservation area, therefore there is no formal requirement to engage with Historic England. The site is not within a sensitive landscape or ecological protection area therefore there is no requirement to formally engage with Natural England. Matters associated with contamination will be dealt with through the planning application and interaction with the EA. A phase 1 contamination survey has been undertaken and the site is not considered to have an unexpected or unusual pollution issues.

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 building is not listed nor is it in a conservation area. The building has a local listing, this is in part due to its connection as an active employment site. The site is no longer in employment use and therefore its community heritage value is severely diminished. There are no technical issues which would be considered to be unusual or unexpected with a site of this brownfield nature.

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]

Market Housing. Affordable Housing.

Redevelopment of a redundant site in a residential area therefore removing the fear of crime and anti-social behaviour which is associated with such sites/buildings.

Remediation of potential contaminates.

Provision and/or contribution to public open space.

Economic benefits associated with building sites and extra spending in local services and facilities from new residents.

Increased social interaction opportunities and community building.



NORWICH
City Council



Working with



Norfolk County Council

Signed on Behalf of the Greater Norwich Development Partnership	[dd/mm/yyyy]
---	--------------

Signed on behalf of Lanpro on behalf of Simon Goodman Ian Reilly	22/10/2020
--	------------