

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

Norfolk County Council / Repton Property Developments Ltd

Site Reference: R2

Site Address: Norwich - Land off Ipswich Road

Proposed Development: Residential 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]

The site is owned by Norfolk County Council and currently NCC Adult Services operate their service through Independence Matters from the site. Therefore, it is unlikely that this will become available immediately on the adoption of the Plan. The allocation of the site highlights that this represents a logical extension to the built-up area at a modest sustainable scale, consistent with GNLP aspirations. The site has existing utilities / services which connect to the existing built form and serve the current uses.

The development of the site would be delivered by Repton Property Developments Ltd.

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

[Approximately 100 words recommended]

As outlined in Q1 and Q4, there are no land ownership constraints. NCC Adult Services would need to make suitable arrangements to operate their service from elsewhere before development would be taken forward.

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]

No planning application has been submitted at this stage with a full planning application submission planned following adoption of the Plan. Survey work to support a planning application is planned to take place in advance of the cessation of the NCC Adult Services use, to help inform pre-application engagement with City Council Planning Officers, in advance of a full application submission by Repton Property Developments Ltd.

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]

Predicted start date - 2025

Estimated site capacity - Up to 25 dwellings Build out rate per annum - 25

Likely completion date - 2026

Additional commentary - NCC Adult Services operate their service through Independence Matters from the site and it is unlikely that this will become available immediately on the adoption of the Plan. The site is likely to be taken forward by Repton Property Developments Ltd. Planning permission will be sought concurrent with NCC securing replacement provision for Adult Service use (to enable the existing use / service to relocate).

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

[Approximately 100 words recommended]

See Q3. Pre-application engagement with City Council Planning Officers, NCC Highway Officers along with other key consultees and stakeholders will take place in advance of application submission.

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 falls outside any area with a heritage, landscape or other environmental protection designation. On site detailed survey work has yet to be undertaken.

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 proposal will offer the opportunity to offer a high-quality redevelopment of any existing brownfield site, including providing an element of affordable housing at policy compliant level. Furthermore, additional housing will support existing services and facilities locally.

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 Norfolk County Council / Repton Property Developments Ltd	[dd/mm/yyyy]