

## 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

Norwich City Council

Site Reference: R36

Site Address: Mile Cross Depot, Norwich

Proposed Development: mixed use development with residential  
and associated community uses. This will accommodate a  
minimum of 170 homes.

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 Norwich City Council. The council has previously demolished the old buildings on the site and has recently appointed a design team for the project. Design work has commenced and we anticipate the submission of a planning application in Spring 2022.

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 owned by Norwich City Council

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]*

18/01290/DEM | Demolition of buildings.

Design work has commenced so we are anticipating pre-application advice to be sought in the coming months, aiming for a planning submission in April 2022

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]*

Current programme:

Planning - April to August 2022

Start on Site - November 2022

Phased handover between Summer 2024 and End 2025

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

*[Approximately 100 words recommended]*

No agreements are in place other than relating to the demolition of the buildings in 2019. Expecting discussions to commence shortly with planning, highways, utilities etc.

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]*

Some issues with topology and ground conditions but these can be accommodated within the design work.

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]*

Exploring options for health / community facility on site.

# Greater Norwich Local Plan (GNLP)

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| Signed on Behalf of the Greater Norwich Development Partnership<br>Mike Burrell, Greater Norwich Planning Policy Team Manager | Nov 2021 |
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| Signed on behalf of Norwich City Council<br><b>Andrew Turnbull</b><br>Interim housing development manager | June 2021 |
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