

## 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

NCHC NHS Trust

Site Reference: R37

Site Address: Norwich Community Hospital, Norwich NR2 3TU

Proposed Development: Development of a healthcare campus  
with key worker/supported housing

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 whole site is now fully owned by NCHC. Some redundant buildings have been demolished ready for development, but some disused buildings remain. The site is currently an active healthcare site, and NHCH is looking to develop the site to offer further services to the local community. The proposed development is technically feasible, but funding needs to be established to enable development to begin.

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 subject to an overage agreement with DHSC for the disposal / development of any portion of the site. The site has constraint for development related to the provision of health services in agreement with NHS Property services.

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 Trust is working with Norwich City Council to finalise the Section 106 agreement that has now been reached and both parties are in the process of signing the agreement, leading to the outline planning permission to be granted.

*(GNLP Team update: Outline planning permission has been granted including completion of the associated Section 106 agreement.)*

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]*

The site has been developed by the Trust by preparation of land through demolition of redundant buildings and securing of outline consent related to a published master development plan. During the planning period 2017 - 2020 the Trust made a further purchase of land adjacent to the hospital site to permit stronger development opportunities that meet emerging health system infrastructure needs and permit the site's development whilst considering the technical development issues known with land across the site. From 2021-22 further revision to site development plans will occur and include stakeholder engagement.

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

*[Approximately 100 words recommended]*

The Trust has worked with Norwich City Council in the planning for development of the site. A S106 agreement is expected to be concluded in March 2021.  
*(GNLP Team update: Outline planning permission has been granted including completion of the associated Section 106 agreement.)*

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 has a rich history of land condition, with a portion of the site over an old chalk pit. Infrastructure development across the site is influenced by the potential cost and engineering challenges associated with the eastern part of the site. Revision of master planning is planned which will consider minimizing the extent of development in the eastern part of the site. This has been taken into consideration during the master planning of the site.

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 be developed as a healthcare hub supporting the local community and offering enhanced access to local residents, including: a new hospital; residential property that supports healthcare; extra care units; key worker units; change of use of Woodlands House to provide residential units; mixed provision of ancillary office space, independent B1 space, A1 retail space; and associated car parking and landscaping.

## 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 NCHC NHS Trust  Mike Yarde	March 2021