

## 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: R38

Site Address: Three Score, Bowthorpe

Proposed Development: Urban extension of approximately 1,000  
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 is owned by Norwich City Council and has outline planning permission for 1,000 dwellings and a care home. The care home of 92 housing with care dwellings and an 80-bed dementia care unit is complete. Phase 2 delivering 153 dwellings is nearing completion. A design team has been appointed for phase 3 and is progressing.

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]*

12/00703/O – outline permission for 1000 homes and care home  
13/02031/RM – Reserved matters for phase 1 - 92 unit housing with care and 80 bed dementia care home (all complete)  
15/00298/RM – reserved matters approve for phase 2 of 172 dwellings  
19/00497/MA – change property mix and numbers of phase 2 to 153 dwellings.  
Anticipating submission of reserved matters for phase 3 in 2021 and pre-application advice has been provided.

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]*

Care Home complete and Phase 2 will be complete in 2021.

Anticipating start on site for phase 3 in 2021/22. Phase 3 currently 76 dwellings likely to be phased completions with half in 2022/23 and half 2023/24.

Anticipating delivery of approximately 100 dwellings per annum following this from 2024/25 for the remainder of the site.

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

*[Approximately 100 words recommended]*

Extensive engagement with Environment Agency, Utilities, Planning, Building Control and Highways to date with each phase having separate agreements.

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 ecology but these can be accommodated within the designs.

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]*

No plans within the current phases being developed / designed.

# 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 Norwich City Council  <b>Andrew Turnbull</b>	28/05/2021

