

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

McCarthy & Stone Retirement Lifestyles Ltd

Site Reference: R42

Site Address: Bluebell Road, Norwich, NR4 7LG

Proposed Development: Retirement Development comprising of
bungalows and apartments

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 suitability of the site for residential development for older people (aged 55+) has been established through the allocation of the site in the existing Local Plan (site allocation R42). A Masterplan for the site has been agreed, covering the whole site allocation (phases 1-3). The landowners, Bartram Mowers, no longer operate their business from the site and are supportive of the site coming forward for residential development so the site is available for development immediately. The site is deliverable (subject to the obtaining planning permission on Phase 3) as it is available now, is a suitable location for residential development specifically for older people (as acknowledged by its allocation in the current local plan) and there is a realistic prospect of Phase 3 being consented and delivered within the next 5 years, as evidenced by the successful partnership between the landowners and developer to deliver Phases 1 and 2 of the site allocation.

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

[Approximately 100 words recommended]

There are no land ownership constraints that may affect/delay the development of the site. It is the intention that McCarthy & Stone will develop out the third phase of development, following on from a successful partnership between landowner and developer which has secured the development of Phase 1 (planning ref: 15/01646/F) and planning approval for Phase 2 (ref: 19/00911/F), which is due to start on site imminently.

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]

Planning permission was granted for Phase 1 in December 2016 (ref: 15/01646/F). Planning permission was granted for Phase 2 in January 2021 (ref:19/00911/F). A pre application enquiry was submitted to Norwich City Council for Phase 3 proposals of the development for 88 dwellings, comprising a mix of retirement bungalows and apartments and we are awaiting a meeting to be arranged with the Council to discuss these proposals in more detail.

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]

Phase 1 delivered 119 dwellings, construction began in 2017 and was completed end of 2018.

Phase 2 comprises of 50 dwellings and a site start is expected to begin in January 2022. It is anticipated that there will be a 12-months lead in period from start on site to first completions and further to this, a 2 year build programme is forecast. It is forecast that Phase 2 will be build complete FY25/26.

A start on site for Phase 3 will be influenced by timescales to secure planning permission. The Masterplan made provision for a range of units that could be delivered on the site therefore, the forecasted rate of delivery and likely completion date will be dependent on the approved scheme.

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

[Approximately 100 words recommended]

As part of the planning applications for phase 1 and 2, all relevant statutory bodies were consulted with on the proposals and the same process will take place for the planning application for Phase 3. Early engagement with statutory bodies as part of the pre application process for phase 3 would also be desirable. Prior to the submission of a planning application for Phase 3, community engagement will be carried out with local stakeholders.

An Environmental Stewardship agreement is in place with Natural England that relates to the open space adjacent to the site. A management plan has been agreed and is in place with the Norfolk Wildlife Trust and the County Wildlife site that forms part of this surrounding open space to inspect the land periodically, ensuring the requirements of the Environmental Stewardship agreement are being carried out.

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]

There are existing trees on the phase 3 site. The trees on site have been surveyed which has shown those on site are generally of low quality (Category C and U) and should not be a constraint to development. No trees on site are protected by a tree preservation order and none of the trees on site have been classified as Category A. There are a limited number of Category B trees on site and it is proposed that these trees will be retained and incorporated into the development where possible.

A Phase 1 ecology survey has been carried out on the Phase 3 land, which confirmed that the site had very low potential to provide habitats to a range of protected species (birds, bats, badgers, great crested newts/other reptiles) and therefore, ecology does not represent a technical constraint on site.

There is an existing building on site, which will require demolition. This will be dealt with as part of a planning application for Phase 3 and therefore, does not present any constraint to developing the site.

The proposals for the site will utilise the existing access from Bluebell Road, making improvements to the access to ensure safe access into and out 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 allocation of the Bartram Mowers land has provided significant community benefits on site.

The Phase 1 development provides residential development with 24 hour, 365 days a year staffing on site and flexible care packages to support residents. These facilities help to ease the burden on local healthcare facilities and provide for the individual needs of residents in a safe and secure environment. Daisy Hill Court and Coralie Court (Phase 1) both have communal facilities which provide opportunities for residents to interact in a safe environment, helping to prevent loneliness and isolation, which is essential for this demographic of the population.

Phase 2 also includes a pavilion building which can be used to host community events.

The provision of specific retirement accommodation provides opportunities for older people to downsize and therefore, frees up family homes in the local housing stock, which can be occupied by families who need this type of accommodation.

S106 agreements relating to phases 1 and 2 have also secured;

- Significant areas of Public open space (POS) that were previously privately owned and non-publicly accessible land
 - New and improved pedestrian linkages through POS and to surrounding areas of green infrastructure including direct links to the Yare River Walk
 - Future access to and maintenance of POS and pedestrian links in perpetuity
 - A total of 34 affordable dwellings across phases 1 & 2 (20 and 14 dwellings in each phase respectively)
 - The management of the neighbouring County Wildlife Site in perpetuity for the wider community to benefit from and enjoy
 - A crossing contribution towards the provision of a pedestrian/cycle crossing on Bluebell Road
 - A contribution towards bus passenger waiting facilities on Bluebell Road
- All of which provide significant benefits for the existing community and new residents on the site.

The C3 residential elements of phases 1 and 2 are CIL liable and the CIL contributions paid will be used for community benefits as designated by Norwich City Council.



NORWICH
City Council



Working with



Norfolk County Council

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021
Signed on behalf of McCarthy & Stone Retirement Lifestyles Ltd	Nov 2021