

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

Lovell Partnerships Limited

Site Reference: Policy REP1

Site Address: Land off Broomhill Lane, Reepham

Proposed Development:

Residential development & community facilities (including cemetery land,
recreational open space and a sports hall).

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]

Lovell Partnerships have submitted an application for 141 dwellings on the subject site (Ref: 20200847 & 20200469). Lovell are confident of securing planning permission by the end of 2021 and being on site early in 2022.

The representations submitted on behalf of Lovell at the Regulation 18(c) and 19 stage of the Local Plan preparation, clearly demonstrate that the site is available, suitable and viable.

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

[Approximately 100 words recommended]

Lovell have a conditional contract on the site.

Lovell are working with Norfolk County Council and Reepham Academy to ensure that land is available to provide sufficient visibility splays to provide safe access to Broomhill Lane, as demonstrated by the pending planning applications.

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]

A set of planning applications are currently awaiting determination (Ref: 20200469, 20200847 & 20201183).

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]

We are anticipating a start on site in early 2022 with a build programme of approximately 5 years.

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

[Approximately 100 words recommended]

Lovell held comprehensive meetings with all key statutory bodies, including County Highways and Lead Local Flood Authority, together with a formal public consultation event, in advance of submitting the planning application. Discussions have continued following the submission of the application.

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]

A substantial amount of technical work has been undertaken to inform the preparation of the planning applications pending determination on the site, relating to flood risk and surface water drainage, ecology, highways & access, and ground conditions. Through this work, no technical constraints have been identified, which could not be addressed as part of any development.

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]

As part of the development Lovell Partnerships will be providing a sum of £1.5m (detailed within the s106) for the construction of a sports hall, which will be made available to the community as well as the Academy. In addition, the development will provide affordable housing (28%), open space and a cemetery extension.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date: October 2021
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Signed on behalf of Lovell Partnerships Limited	Date
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