

Site Allocation 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

Hopkins Homes

Site Reference: GNLP0312

Site Address: Land to the east of Beccles Road, Loddon

Proposed Development:
Residential development of at least 180 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]

As a business, Hopkins Homes deliver circa 1000 homes per year with the capability and ambition to deliver more. The site is controlled by Hopkins Homes and who are an experienced and respected regional housebuilder that has developed sites elsewhere in South Norfolk. As such, the site is clearly 'available' and Hopkins Homes have the ability to deliver the development and boost housing supply, in accordance with paragraph 60 of the NPPF. Pre-application discussions are currently on going with the local planning authority, the highway authority and the lead local flood authority. No fetters to the development / delivery of the site have been identified as part of this process.

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. Hopkins Homes have an option agreement with the landowner. No public rights of way cross the site. The site can be accessed from the public highway (Beccles Road).

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]

Substantial technical assessment work has been undertaken in respect of the site including landscape and visual assessment; archaeological assessment; phase1 and 2 ground conditions surveys (including intrusive investigation); ecology surveys; tree survey; access design; highways assessment; and drainage design. Hopkins Homes undertook formal pre-application discussions with South Norfolk Council in 2020/ 2021 (the formal pre-app response was received in March 2021). Hopkins Homes submitted the planning application to South Norfolk Council 22nd October 2021.

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]

Hopkins Homes submitted a planning application 22nd October 2021. Assuming 6-9 months for the determination of the planning application, alongside a further 6 months for construction to commence, housing could potentially be delivered on site in 2023. It is estimated that the scheme would deliver 50 units per annum, enabling completion in 2026/27.

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

[Approximately 100 words recommended]

Note comments on pre-app discussions above. Discussions have taken place with South Norfolk Council (planning, design, conservation, landscape, environmental health, housing officer); Norfolk County Council - Highways and Lead Local Flood teams.

In addition, consultation has taken place with Loddon Parish Council.

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]

Extensive investigations / survey work has taken place to inform the representations made to the local plan, the pre-application submission (noted above) and the planning application. No highway, drainage, ecological or other constraint has been identified.

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 proposal will offer the opportunity to deliver the following:

- Contribution to sustainable economic growth through direct construction employment and indirect employment.
- An increase in spending power arising from the additional population, available to local shops and services.
- Financial benefits to the local area through fiscal initiatives such as the New Homes Bonus, and greater levels of Council Tax.
- The provision of high-quality market and affordable housing.
- The provision of self-build plots within the development.
- Enhanced environmental quality and accessible green space to the benefit of the existing and future community.
- Connectivity to surrounding areas and promotion of sustainable travel.
- CIL payments towards improving local community services, including education.
- The adoption of high standards of design, sympathetic to the site's surroundings.
- The introduction of sustainable drainage systems.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	[January, 2022]
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Signed on behalf of Hopkins Homes Jonathan Lieberman	[11/10/2021]
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