

## 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

Building Partnership Limited

Site Reference: HNF2

Site Address: Broadway Enterprise Park, Morse Road,  
Norwich, NR10 3JX

Proposed Development: Employment

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]*

- Hybrid application seeking:
- (i) Planning permission in outline for Broadway Enterprise Park Comprising predominantly E (g) (i,ii,iii), B2 and B8 Commercial and industrial uses, a possible filling station, a prospective hotel (C1) , suit generis use and prospective Park and Ride development;
  - (ii) Planning permission in full for the infiltration basin to the north of the access road, pumping station adjacent to the infiltration basin, route to main sewer and landscaped earth bund.

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

*[Approximately 100 words recommended]*

None of which we are aware

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 planning application was submitted to Broadland District Council in October 2021 (Application Reference Number 20211959) for 37.49 hectares of employment uses (including relevant infrastructure) for uses specified above. The recycling centre on site and the main access road was granted consent by Norfolk County Council and has been completed so that it is open and operational.

Marketing agents have been appointed and marketing material has been prepared.

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 provides 67 acres of development land with an estimated 810,000sq ft/75250sqM of employment space.

The build periods are:

- 2021 Recycling Centre (completed)
- 2022 -Filling Station (10,000sq ft/929sqM)
- 2023 -onwards 100,000sq ft/9290sqM
- 2024 -65,000sq ft/6038sqM
- 2025 -90,000sq ft
- 2026 -2030 175,000sq ft
- 2031 onwards 380,000sq ft

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

*[Approximately 100 words recommended]*

Engagement with the usual statutory authorities, Norfolk County Council as Highway Authority, the Parish Council, Norwich Airport and the local community have been undertaken and the necessary reports included with the planning 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]*

None of which we are aware.

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 is estimated to generate 1,250 jobs plus construction jobs.

# Greater Norwich Local Plan (GNLP)

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| Signed on Behalf of the Greater Norwich Development Partnership<br><b>Mike Burrell</b><br>Greater Norwich Planning Policy Team Manager | [28/01/2022] |
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| Signed on behalf of Building Partnerships Limited<br><b>Paul Knowles</b> | [03/12/2021] |
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