

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

Terra Strategic

Site Reference: Policy GNLP0581/2043

Site Address: Land off Bawburgh Lane, Costessey

Proposed Development: Urban extension including in the region
of 800 dwellings, open and play space, a local centre and
education facilities

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]

It is agreed that the Site is suitable for development as it is sustainably located near to existing services, facilities and employment opportunities.

The Site is partly controlled by Terra Strategic, who are experienced with promoting sites through the Local Plan process. The remainder of the proposed contingency site is controlled by Norwich City Council. Both landowners are supportive of the Site being allocated for residential-led development and are engaged in ongoing positive discussions to this effect.

Indeed, Norwich City Council (via NPS) have confirmed in writing that they are happy for Terra Strategic to lead on planning with their support and as a landowner are co-operating and happy with the content in this SoCG.

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 known ownership constraints from the detail of work carried out to date that may affect or delay development of the Site. The Site is controlled by Terra Strategic and Norwich City Council who are committed to its timely delivery. As set out above, Norwich City Council are happy for Terra Strategic to act on their behalf to allow the comprehensive development of the site. Terra Strategic are experienced land promoters with a proven track-record with the promotion of sites through the Local Plan process through to securing deliverable planning permissions.

The site is considered deliverable for residential-led development within the plan period. Discussions have established that there is likely to be sufficient land within the adopted public highway and under the control of Norwich City Council to deliver a suitable site access. The Land Registry extract below shows the Norwich City Council land in pink. An indicative access plan has been prepared by Terra which has been agreed with Norwich City Council (as landowner), the Highway Authority and GNLP as sufficient to demonstrate suitable site access is achievable.



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]

The southern part of the Site has planning permission for the development of ground mounted solar photovoltaic panels and associated works (Application Ref. 2015/1678). This was granted planning permission in November 2015, and it is understood that construction commenced on Site through installation of a cable, however the development was never fully constructed.

There is no other relevant planning history, and an application has yet to be submitted to the Council. However, supporting technical information has been undertaken by Terra Strategic to allow the timely submission of a planning application.

The previous landowners engaged in pre-application discussion relating to this Site including the LPA and Highways Authority. However, due to a change in ownership, Terra Strategic have not been party to any of these previous discussions. Terra Strategic are now actively engaged with promoting the Site through the emerging Local Plan and would welcome the opportunity to engage in further discussions with the Council and Highways Authority.

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]

Subject to discussions with Highways, it is agreed that the Site could deliver dwellings within the first five years following adoption of the Plan. The Site could also be delivered in full before the end of the Plan period.

The Site represents a suitable and sustainable location to deliver approximately 800 dwellings.

Terra Strategic disagree with the three-year trigger mechanism as currently drafted within draft Policy GNLP0581/2043. The policy wording is considered too restrictive, preventing the contingency site from being allocated until there are three consecutive years in which Annual Monitoring Reports show that housing completions in Greater Norwich are more than 15% below annual targets in each year. A Housing Delivery Test result of 14% at any point would result in the Site remaining unallocated – regardless how significant the shortfall was in previous years or whether the Council fails to meet the Housing Delivery Test over a prolonged period.

Discussions have taken place with the Council, and we are not in agreement in respect of our concerns regarding the proposed trigger mechanism. We will seek to address this through evidence as part of the upcoming GNLP Hearings.

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

[Approximately 100 words recommended]

Terra Strategic are committed to working with all relevant statutory bodies to deliver the Site for residential-led development.

Terra Strategic propose to positively engage with Norfolk County Council in their role as education providers to maximise the opportunity to improve education provision within the local area. This includes the provision of a primary school within the Site as well as land to deliver additional sixth form places to accommodate wider growth within the area.

Discussions regarding education provision have resulted in an agreed SoCG, further discussions will be arranged as necessary.

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]

Vehicular access can be gained on to Barnard Road to the east as well as New Road to the south (subject to improvements). Additional pedestrian and cycle links onto Long Lane and Draper Way can be achieved and will include a dedicated cycle route through the Site as part of the Local Cycling and Walking Infrastructure Plan.

Discussions are ongoing with the Highways Authority in respect of this. Subject to these discussions, it is considered that suitable access provision for all modes of transport can be achieved from various locations without significant constraint.

It was concluded in the Council's Heritage Statement (forming part of the GNLP Evidence Base, reference B10.10), that the redevelopment of the Site will have minimal impact upon the setting of heritage assets and would not impede bringing the Site forward for residential-led development. Indeed, planning permission was approved in November 2015 for the construction of solar photovoltaic panels - which included the installation of underground cables.

The Site also has no statutory ecological designations and is located outside an Area of Outstanding Natural Beauty or the Green Belt. Overall, it is agreed that there are no known constraints which would prevent delivery 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 Site will provide land for education use (see the SoCG with the LEA). A primary school will be delivered as policy requirement alongside land for a sixth form college to accommodate wider growth within the area.

A local centre is proposed as part of the development, which will be a benefit for both existing and incoming residents. The local centre will also provide a number of employment opportunities.

The Site will deliver a mix of market and policy compliant affordable housing within a sustainable location with access to newly created public open space.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	24/02/2022
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Signed on behalf of Terra Strategic Jordan Langdon-Bates, Land and Development Director	24/02/2022
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