

## 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

Dog Lane Blockworks Ltd

Site Reference: GNLP0264

Site Address: Dog Lane Horsford

Proposed Development: Residential Development for  
approximately 45 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]*

The site is located within the village of Horsford in an area predominately residential in character. The site is currently largely occupied by dated commercial/industrial buildings occupied on short term flexible leases so enabling vacant possession to be obtained to allow redevelopment of the site.

The site is in a sustainable location and is available, suitable and deliverable.

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

*[Approximately 100 words recommended]*

The site is single ownership and the commercial occupiers are on short term tenancy agreements and so no constraints on development are anticipated.

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 does not currently exist for the proposed development for residential purposes and no formal pre-application has been progressed in advance of the site being formally allocated. However, the site owners are encouraged by the site's inclusion in the plan and note the policy requirements as set out in Policy GNLP0264.

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]*

It is envisaged that the site will be delivered within 5 years of the plan being adopted with a start on site within 3 years and delivery taking no more than two years from commencement of development.

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

*[Approximately 100 words recommended]*

None to date but the site has frontage to two adopted roads and all main services are connected to the site.

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]*

The site is brownfield but its past and current uses are not likely to lead to any significant ground condition or contamination issues. The site is intersected by a water course and the proposed policy GNLP0264 sets out the requirements that will need to be taken into account when designing 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]*

No community facilities will be provided on the site.

Signed on Behalf of the Greater Norwich Development Partnership  Mike Burrell	  [28/02/2022]
Signed by agent on behalf of Dog Lane Blockworks Ltd  Stuart Bizley	  [25/02/2022]