

1a. Contact Details	
Title	Mr
First Name	Mark
Last Name	Knight
Job Title (where relevant)	Council Administrator
Organisation (where relevant)	Hellesden Parish Council
Address	Diamond Jubilee Lodge Woodview Road Hellesden Norwich
Post Code	NR6 5QB
Telephone Number	01603 301751
Email Address	contact@hellesden-pc.gov.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input checked="" type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1 c. Client/Landowner Details (if different from question 1 a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	$8.3ha + 3.56 = 11.86ha$ LAND EAST OF REEFMAN ROAD/ NORTH OF ARDEN GIRLIE SCHOOL HELLESBON / HORSFORD
Grid reference (if known)	
Site area (hectares)	11.86ha

Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="radio"/>	<input checked="" type="radio"/> LEASE	<input type="radio"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No <input type="radio"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		
HELLESDON PARISH COUNCIL CURRENTLY LEASE PART OF THE SITE (3.56 ha) ON A 99 YEAR LEASE (96 LEFT)		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
3.56 ha = LEASED TO HELLESDON FOR "COTTINGHAM'S PARK" - FOR INFORMED RECREATIONAL PURPOSES, 8.3 ha AGRICULTURAL USES (CROPS).		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

3.56ha OF LAND LEASED TO HELLEDON P.C. APPLICATION NO 20151487 VARIATION OF CONDITION OF PLANNING PERMISSION 20150270 APPLICATION 20150270 (29th APRIL 2015) CHANGE OF USE OF AGRICULTURAL LAND TO RECREATIONAL USE INCLUDING NEW ACCESS AND ERECTION OF ENTRANCE PILLARS AND GATES.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

RECREATIONAL USAGE = OPEN SPACE FOR COMMUNITY = POSSIBLE PURCHASE FOLLOWING RECEIPT OF CIL MONIES FROM GOLF COURSE DEVELOPMENT.

5b. Which of the following use or uses are you proposing?

Market Housing <input type="checkbox"/>	Business & offices <input type="checkbox"/>	Recreation & Leisure <input checked="" type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input checked="" type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

N/A

5d. Please describe any benefits to the Local Area that the development of the site could provide.

HELLEDON PARISH IS SHORT OF RECREATIONAL/OPEN SPACE DUE TO DEVELOPMENT OF RINGC SITE. NATIONAL STANDARDS/QUOTAS ARE NOT MET PER HEAD OF POPULATION. BENEFITS = MORE OPEN RECREATIONAL (FORMAL + INFORMAL) OPPORTUNITIES.

Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

INITIALLY HELLEDON PARISH RESIDENT WOULD BE THE IMMEDIATE BENEFICIARIES. HOWEVER, DEPENDING ON OUTCOME OF DEVELOPMENT FOR FOR FORMAL/INFORMAL ACTIVITIES, COULD BENEFIT THE WIDER COMMUNITY.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

LOCAL SIGNIFICANCE = RECREATIONAL VALUE +++
WILDLIFE VALUE +++
LAST REMAINING OPPORTUNITY FOR HPC TO ACQUIRE AMENIETY LAND

Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

ACCESS FOR MAINTENANCE VIA SERVICE GATES AT TOP (2 + ENTRANCES FOR FOOT PEDESTRIANS ONLY)
END OF ADDEN GROVE, CUL-DE-SAC, HELLEDON
PERMISSIVE FOOTPATH WITHIN THE SITE = USED

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

NONE

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

NO

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

NO

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

PART OF SITE ALREADY LEASED BY HELLEDON PARISH COUNCIL, WITH CONDITIONS AND TERMS IN PLACE.

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

WOODLAND + TREES + HEDGES SURROUND THE SITE AT PRESENT.

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

NONE

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

NONE

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

NONE

7j. Other: (please specify):

SITE SITS UNDER FLIGHT PATH 09/27 NORWICH AIRPORT AND PART OF THE CRASH SAFETY ZONE

Utilities			
8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.			
	Yes	No	Unsure
Mains water supply	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Mains sewerage	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Electricity supply	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Public highway	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Broadband internet	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site: NONE AT PRESENT. COULD SEARCH FOR LOCAL SUPPLIES IF REQUIRED FROM HOUSING ESTATE ADJACENT TO SITE	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="radio"/>	
Site is under option to a developer/promoter	<input checked="" type="radio"/>	
Enquiries received	<input checked="" type="radio"/>	

Site is being marketed	<input checked="" type="radio"/>	CURRENTLY UNDER "CALL FOR SITES 2017"
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
2-3 YEARS. DEPENDING ON MATCH FUNDING OPPORTUNITIES AND CIL PAYMENTS AVAILABLE.	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy			<input checked="" type="checkbox"/>
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

THE SITE (IN ITS ENTIRETY) HAS BEEN ALLOCATED BY BROADLANDS DC SPD FOR A NUMBER OF YEARS AND KNOWN AS "HEL2". THE SITE PROVIDES ADDITIONAL PUBLIC RECREATIONAL OPEN SPACE WHICH WILL ADDRESS THE DEFICIT IN HELLESDON. THE OWNER AGREED TO LEASE PART OF THE SITE TO HPC ON A 99yr LEASE AGREEMENT, WITH DETAILS AND BREAK CLAUSES ETC.

WITH THE ADDITIONAL DEVELOPMENT IN HELLESDON OF 67 NEW HOMES ON EVERLEY ROAD, AND THE 1000 NEW HOMES ON THE RINGOLF SITE, THE CALCULATED FORMAL RECREATIONAL AMOUNT (4.2ha GOLF SITE) IS NOT AVAILABLE, HENCE THE DEVELOPER'S COMMITTED SUM IS ACTIONED. HEL2 WAS PREVIOUSLY ADOPTED (ALLOCATED) FOR RECREATIONAL OPEN SPACE IN THE ADOPTED BROADLANDS LOCAL PLAN 2006 (REPLACEMENT)

THE LOCATION IS WELL SUITED TO SERVE THE NEEDS OF RESIDENTS LIVING IN THE NORTHERN PARTS OF HELLESDON, WHERE THERE IS CURRENTLY A SHORT FALL OF OPEN SPACE PROVISION.

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

HELLESDON PARISH COUNCIL RECOGNISE THAT THE QUOTA OF RECREATIONAL LAND AVAILABLE FALLS FAR BELOW THAT REQUIRED BY A PARISH OF THIS SIZE, WHICH WILL IN THE FUTURE SEE SIGNIFICANT HOUSING GROWTH, UP TO 20% MORE.

DEVELOPERS OF THESE NEW HOUSING SITES HAVE BEEN UNABLE TO FULFIL THE STATUTORY HECTARAGE QUOTAS IN LINE WITH THE CURRENT POLICIES IN TERMS OF NATIONAL FRAMEWORK AND BDC PLANNING POLICY. IT IS THEREFORE IMPERATIVE THAT ALL OPPORTUNITIES ARE EXPLORED AND THAT THE SITE ALLOCATION OF HEL2 IS KEPT FOR RECREATIONAL PURPOSES.

A FEW YEARS AGO HPC ACQUIRED A BOUNDARY CHANGE VIA THE BOUNDARY COMMISSION, TO ENSURE THAT HEL2 WAS BROUGHT WITHIN THE PARISH BOUNDARY CURTILAGE.

IN THE FUTURE HPC WILL BE CASH RICH IN TERMS OF C.I.L CONTRIBUTIONS, SO WE NEED TO HAVE SITE OPPORTUNITIES TO SPEND THIS MONEY ON.

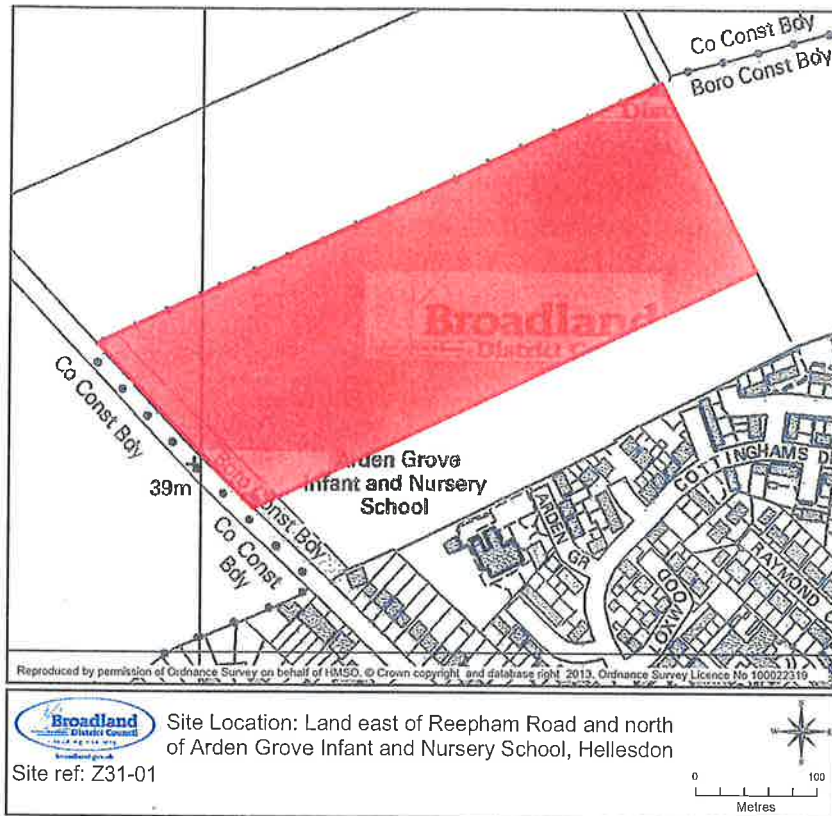
Check List		
Your Details	<input type="checkbox"/>	<input type="checkbox"/>
Site Details (including site location plan)	<input type="checkbox"/>	<input type="checkbox"/>
Site Ownership	<input type="checkbox"/>	<input type="checkbox"/>
Current and Historic Land Uses	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Future Uses	<input type="checkbox"/>	<input type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>	<input type="checkbox"/>
Site Features and Constraints	<input type="checkbox"/>	<input type="checkbox"/>
Utilities	<input type="checkbox"/>	<input type="checkbox"/>
Availability	<input type="checkbox"/>	<input type="checkbox"/>
Market Interest	<input type="checkbox"/>	<input type="checkbox"/>
Delivery	<input type="checkbox"/>	<input type="checkbox"/>
Viability	<input type="checkbox"/>	<input type="checkbox"/>
Other Relevant Information	<input type="checkbox"/>	<input type="checkbox"/>
Declaration	<input type="checkbox"/>	<input type="checkbox"/>

14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> • To assist in the preparation of the Greater Norwich Local Plan • To contact you, if necessary, regarding the answers given in your form. • To evaluate the development potential of the submitted site for the uses proposed within the form. <p>Disclaimer</p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name	Date 23/3/17



Hellesdon/Horsford

Z31-01



Site Z31-01

Land east of Reepham Road / north of Arden Grove Infant and Nursery School, Hellesdon / Horsford

Site Area	8.3ha
Existing Use	Agricultural
Proposed Use	Residential (Approx. 150-170 dwellings)

- 6.1 For further information on this site, refer to the promoter's representation in the Supporting Documents / Appendices.

HEL2: North-east of Reepham Road



Summary of consultation responses and comments – HEL2

HEL2 is 11.86ha of agricultural land which is proposed for the reallocation of recreational open space.

The **Parish Council** support the retention of this site allocation over the next plan period. A representative for Hellesdon High School suggests that the site is more suitably located for housing as it will have a more direct access to the NDR and that any recreational open space in the village should be located centrally.