

## 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

Persimmon Homes (Anglia)

Site Reference: HEL2

Site Address: Land east and west of Drayton High Road,  
Hellesdon

Proposed Development: Residential and open spaces uses,  
accommodating approx. 1000 dwellings

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 available as it is owned by Persimmon Homes Limited.

The site is suitable for development. The site is currently allocated in the Local Plan and already has the benefit of outline planning permission for up to 1,000 residential units and detailed consent for 95 units. The principle of residential development on the site therefore already exists.

The site is deliverable, demonstrated by the commencement of development on Phase 1. However, the site is heavily constrained by drainage issues, a surface water flowpath, its topography and the number of trees to be retained, all of which are costly to address, and it will therefore be essential for as close to 1,000 dwellings as possible to be delivered on this site in order to ensure the development's viability. If the dwelling numbers to be delivered on this site are significantly reduced below 1,000 by the Council's insistence that more trees are to be retained on site than permitted to be removed by the outline planning permission, there will be an impact on viability, which could adversely impact deliverability.

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 landownership constraints that would affect or delay development of this site. Wensum Valley Golf Club are temporarily operating on the western parcel until such time that development commences, and this arrangement does not constrain delivery or programme.

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]*

Hybrid planning permission was granted for up to 1,000 dwellings in outline and 108 dwellings in detail (Phase 1).

To address the presence of the surface water flowpath S73 permissions were subsequently granted on the hybrid permission for up to 1,000 dwellings overall with Phase 1 delivering 95 dwellings in total. The presence of the flowpath reduces the overall number of dwellings that could be delivered on the eastern parcel by approximately 80 dwellings.

A Reserved Matters application for 157 dwellings on Phase 2 is due to be determined in March 2021.

Pre-application discussions are underway with Broadland District Council on the masterplan for Phases 3-6 inclusive to address the impact the various constraints are having on the overall numbers, that was not fully understood when the site was previously allocated, or at the outline planning permission stage. Persimmon Homes is concerned that the Council is using this exercise as an opportunity to revisit the outline planning permission and to significantly reduce the overall number of dwellings that can be delivered on this site below 1,000 to ensure the retention of a greater number of trees than were permitted to be removed by the outline planning permission. This approach will ultimately adversely impact the viability of the site and in turn the delivery of the housing and the various community benefits currently included in the S106 Agreement.

Legal advice has been obtained by Persimmon Homes which confirms that the outline planning approval establishes that it is reasonable to expect to achieve close to 1,000 dwellings on the site and the AIA, approved by the outline planning permission, secures the principle and extent of tree removal across the site. This expectation is further reinforced by the wording of this emerging Policy which states that this site is allocated for approximately 1,000 dwellings.

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]*

Phase 1 has commenced and will be complete by mid-July apart from the plots in the location of the construction compound, which will be completed in August. Assuming Reserved Matters consent for Phase 2 is granted in March 2021, construction will commence in May/June and is anticipated to be delivered at an average rate of 70-80 dpa.

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

*[Approximately 100 words recommended]*

There is ongoing liaison with the LLFA to address the surface water/drainage constraints on this site.

The Highway Authority has agreed to, and designed, the various S278 works required to bring forward this development. This information is to be submitted to Broadland District Council shortly for approval.

The Education Authority has agreed the area and location of the site for the primary school.

Hellesdon Parish Council requires the inclusion of 2ha of playing pitches on the site but has refused to agree to these playing pitches being a shared facility with the school, or to be provided adjacent to the site on the land known as the practice ground, despite Broadland District Council granting a change of use for this purpose, which would have reduced the amount of land needing to be taken out of the developable area and also reduced the area of land needing to be purchased by the Education Authority for the primary school. If Hellesdon Parish Council do not wish to adopt the playing pitches, Persimmon Homes propose that the S106 Agreement enables the District Council or other body to manage the playing pitches whether off-site or shared with the primary school if this results in the most efficient use of land and resources.

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]*

A surface water flowpath has been confirmed on the eastern parcel which has necessitated the redesign of the approved outline masterplan and resulted in a loss of at least 80 dwellings from the "up to 1,000" dwellings permitted by the outline planning permission.

Changes to LLFA requirements since the outline planning permission was issued have resulted in developable land being further reduced to provide drainage solutions.

The topography of this site is a significant constraint dictating the design/route of roads to achieve acceptable gradients, the positioning of dwellings and the need for significant retaining structures.

The requirement to retain as many trees on the site as possible, and more than were permitted to be removed by the outline planning permission, is a serious constraint, which has been further exacerbated by Broadland District Council's decision to impose an Area Tree Preservation Order across the whole site.

The development of this site also requires the delivery of major S278 works to redesign the junction of Drayton High Road, Hospital Lane and Middleton Road.

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 outline planning permission secures the following community benefits:

33% affordable housing.

Commuted sum for the creation of allotments off-site. On-site children's playspace.

2ha of on-site playing pitches together with a commuted sum for off-site recreational provision.

A community building and associated car park.

A large area of informal recreation space. Publicly accessible woodland areas.

The outline planning permission secures a significantly greater area of informal open space than required by policy due to the extensive areas of existing private woodland which will be made publicly accessible by the development.

A 2ha site will be accommodated within the development for a new primary school, of which 0.75ha (based on 1,000 dwellings) will be transferred to the Education Authority for a nominal sum. The Education Authority has agreed to a combined site with the 2ha of on-site playing pitches to reduce their expenditure and create a combined community facility. However, as explained at Q5, Hellesdon Parish Council have refused to agree to this shared facility.

Persimmon Homes propose that the S106 Agreement would allow for alternative arrangements for management of the pitches if Hellesdon Parish Council do not wish to adopt them as a shared facility or off-site. The overall scheme also included the purchase of a replacement golf course which has been transferred to Royal Norwich Golf Club and is now operating as a golf course.



**NORWICH**  
City Council



Working with



**Norfolk** County Council

Signed on Behalf of the Greater Norwich Development Partnership	
Mike Burrell, Greater Norwich Planning Policy Team Manager	Nov 2021

Signed on behalf of Persimmon Homes (Anglia)	
Laura Townes	22/03/2021