

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) and Taylor Wimpey (East Anglia)

Site Reference: HET1 – GNLP0177A

Site Address: Land north of Hethersett (e 614924 n 305761)

Proposed Development: ‘Uplift’ of existing allocation (HET1) –
approximately 200 additional 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 for development: The developer consortium (Persimmon Homes (Anglia) and Taylor Wimpey (East Anglia)) already own the site.

The site is suitable for development: it is currently allocated in the Local Plan and already has the benefit of outline planning consent for 1,196 residential units and detailed consent for the main access road. The principle of residential development of the site therefore already exists. The proposed allocation is an 'uplift' of the existing consent's housing numbers (1,196). The opportunity to accommodate additional numbers has arisen due to the developers being efficient with their layouts, and will have delivered the outline consent's residential numbers limit (1,196 units) in phases 1-3 and part of phase 4 of the original consent, leaving development land parcels in Phase 4 available for additional development. Phase 1 is complete. Phase 2 is under construction and Reserved Matters application for phase 3 and part of phase 4 have been/are about to be submitted.

The site is deliverable. A planning application for up to an additional 200 homes has been submitted. The application is supported by technical reports/surveys/information confirming that an additional 200 homes can be accommodated on Phase 4 and maintain compliance with approved parameter plans/design code pursuant to the original outline consent. Key technical statutory consultees (LLFA, Highways, Historic Environment) have confirmed 'no objection' to the scheme. In total, phase 4 of the Hethersett North development will accommodate approximately 240 units (40 of the original consent's 1,196 units and 200 of the forthcoming uplift application units). In total, the site will have delivered up to 1,396 homes once completed. It is anticipated the 'uplift' application will be approved in Autumn 2021. Reserved matters applications for phase 4 pursuant to the uplift application will follow in due course.

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 land ownership constraints that would affect or delay development of the site. The developers are landowners and have control of the site and intend to continue to bring it forward for development.

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]

Outline planning consent (ref: 2011/1804) already exists for the site. A reserved matters consent also exists for the main road layout serving the site (part of phase 4) (ref: 2015/1059). Reserved Matters for phases 1 and 2 have been approved and reserved matters applications have been submitted/are about to be submitted for phase 3 and part of phase 4. These reserved matters will accommodate all of the 1,196 homes approved by the outline consent

A further planning application (outline) has been submitted for the balance of phase 4, to accommodate an uplift of up to 200 additional units. The application responds to pre-application advice from the LPA received in 2019 (ref: ENQMWM/2019/0827). It is anticipated the 'uplift' application will be determined within a month of the date of this SoCG, in the Autumn of 2021. Reserved Matters applications for the balance of phase 4 (pursuant to the uplift application) will follow in due course.

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]

At the time of writing (September 2021), phase 1 of HET1 is complete and phase 2 is underway with around 450 residential dwelling units of the approved 1,196 now currently sold/occupied. Reserved Matters for phase 3 and part of phase 4 have been/are about to be submitted. The estimated trajectory is for Phase 2 and 3 and part of phase 4 to be delivering approximately 130-150+ units per year (including affordable dwellings) and are anticipated to be completed by mid /end 2025, although the impacts of the current Covid 19 situation on the housing market is not yet fully understood and the estimated trajectory could change. Phase 4 (which will accommodate approximately 240 units - consisting of approximately 40 units of the original consent numbers and 200 'uplift' application units) will continue with a similar trajectory with a commencement likely in 2025/26 and completion in 2027/28.

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

[Approximately 100 words recommended]

The submitted 'uplift' planning application (up to 200 units) is supported by technical evidence confirming that the additional uplift numbers can be accommodated within existing infrastructure capacity limits/or capacity can be increased if required.

Discussions have taken place with the utility providers, all of which have confirmed that capacity exists or can be upgraded to accommodate the additional 200 dwellings. A Flood Risk Assessment has been submitted with the 'uplift' application. The FRA demonstrates, that with a minor amendment to the existing drainage strategy, the site's drainage system is able to accommodate surface water from the additional units without increasing flood risk. The Transport Assessment demonstrates that capacity exists in the local highway network to accommodate the traffic from the additional dwellings once the Colney Lane/B1172 junction upgrade is installed. An Ecological assessment has confirmed the additional numbers do not add any additional impacts on ecology.

Archaeology work pursuant to the original consent will also support the uplift application. The LLFA, Highway Authority and Historic Environment have all confirmed 'no objection' to the application subject to appropriate

conditions/obligations.

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]

There are no known technical constraints affecting the site. The forthcoming 'uplift' planning application will be supported by technical evidence confirming that all technical matters can be addressed.

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 uplift application will provide market and affordable housing; children's play space and funding for older children/adults play equipment (trim trail/outdoor gym); financial contributions for health capacity upgrades; additional cycleway works along Colney Lane and the local area; and towards the management of the nearby County Wildlife Site have been offered. Additionally, further land for the expansion of the primary school has been offered and the site will result in a significant amount of Community Infrastructure Levy (CIL) funding/funding towards other local community facilities. The original application already includes significant open space, education facilities; space for a local community centre; financial contributions to bus services, libraries etc.

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

Signed on behalf of John Long (Planning Agent) on behalf of: Alison Cornish (Taylor Wimpey East Anglia) Thomas Farrant (Persimmon (Anglia))	September 2021
--	-------------------