

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

Hethel Properties Ltd.

Site Reference: HETHEL 1 & HETHEL 2

Site Address: Land off Potash Lane, Hethel

Proposed Development:

Land for Employment Uses.

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]

Available:

Hethel Properties Ltd. are constituent owners of land within the HETHEL 1 and HETHEL 2 allocations. This is shown on the attached ownership plan showing in green (HETHEL 1) and red (HETHEL 2), provided as Appendix 1.

Hethel Properties Ltd. are supportive of the proposed allocation, and are committed to working with other constituent landowners, where relevant and necessary to continue to promote and develop the land.

Suitable:

HETHEL 1 and HETHEL 2 are existing allocations proposed to be carried forward from the South Norfolk Council Site Specific Allocations and Policies Development Plan Document (2015). Whilst HETHEL 2 has yet to be developed it is a key strategic employment location for Greater Norwich, as acknowledged by the GNLP Part 1 Strategy document.

Deliverable:

In accordance with HETHEL 2 having already been subject to Local Plan Examination scrutiny and subsequently allocated in the 2015 Plan, we are not aware of any site-specific constraints which could preclude the delivery of development on the site.

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

As outlined above, Hethel Properties Ltd. are unaware of any land ownership constraints.

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]

No planning permission exists on any of the HETHEL 2 land. Hethel Properties Ltd. remain committed to the land being both reallocated, and subsequently delivered during the Plan period.

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]

As rightly acknowledged by the supporting text (para.4.44) to Policy HETHEL 2, it is a key strategic employment location for Greater Norwich, and interest in development remains high. Accordingly, it is expected that with a masterplanned approach development will come forward within the new Local Plan period up to 2038.

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

[Approximately 100 words recommended]

In respect of HETHEL 2, no engagement has taken place with statutory bodies at this point in time.

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]

In respect of HETHEL 2, the proposed policy outlines the nine specific matters that development will be expected to address. These include a masterplanning approach, together with provision for suitable and safe access, amongst other matters. None of those specific matters listed are considered to in any way prejudice the delivery of the site, and there are no known technical constraints identified, which could not be addressed as part of any development via the planning application process.

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]

As a key strategic employment allocation that will provide high-tech, high-skilled jobs, this development will contribute in general terms to the opportunities for training, employment, and increased prosperity.

Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date October 2021
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Signed on behalf of Hethel Properties Ltd by Bidwells (Agent) Darren Cogman	Date July 2021
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