

Site Allocation 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 imminent completion of phase 1 and commencement of phase 2. However, the site is heavily constrained by drainage issues, a surface water flow path, 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 1000 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.

A Reserved Matters application for 157 dwellings on Phase 2 was approved on the 14/04/2021.

Phase 3 Pre-application discussions with Broadland District Council took place on the 19/11/2021 to discuss the upcoming phase 3 RM application due to be submitted Q1 2022. Discussions were focused around the technical constraints of the phase including; ground levels, Overland flow, tree and ecological issues as well as the design and siting of roads. The reserved matters Application is expected to be submitted January 2022.

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.

Phase 1 has almost completed with 93 plots out of 95 completed. Phase 2 commenced ground works June 2021 with the first legal completion expected Dec 2021, the development is anticipated to be delivered at an average rate of 70-80 dwellings per year.

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

[Approximately 100 words recommended]

Liaison with LLFA has addressed many of the surface water drainage constraints on site and an appropriate strategy has been devised for Phase 3.

The Highway Authority has agreed to, and designed, the various S278 works required to bring forward this development. Road space is booked and works are due to commence in Jan 2022.

The Education Authority has agreed the area and location of the site for the primary school. This is to be located as per the outline planning permission.

A pre-application meeting between Persimmon and BDC took place on the 19/11/2021 to discuss the upcoming phase 3 reserved matters application.

Persimmon approached Hellesdon Parish Council to request a meeting to enable input of their design considerations and any potential concerns during the planning stage of Phase 3. The meeting was initially scheduled for the 25/10/2021 however was subsequently cancelled by Hellesdon Parish on short notice. A rescheduled meeting took place on the 06/12/2021. The Parish expressed dissatisfaction at tree felling and continue to be opposed to the principle of the development.

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 flow path 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 trees in the SE corner of the phase 3 also hold ecological constraints in the form of several tree's holding potential for roosting bats. Survey work is currently being undertaken to mitigate this.

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 play space
- 2 ha of on-site playing pitches along with a commuted sum for off-site recreation provision
- A community building and associated car park
- A large area of informal recreation space
- Publically 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 publically 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.

Signed on Behalf of the Greater Norwich Development Partnership Mike Burrell, Greater Norwich Planning Policy Team Manager	Date January 2022
--	-----------------------------

Signed on behalf of Persimmon Homes (Anglia) Thomas Farrant	Date 09/12/2021
--	------------------------