

## 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

Hellesdon Parish Council

Site Reference: HEL4/ GNLP1019

Site Address: Land North of Reepham Road

Proposed Development: Recreational Open Space

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]*

This land has been allocated for several years now as potential formal / informal recreational land for Hellesdon. An application to the UK Boundary Commission was made to move the Parish Boundary and was successful, hence HEL4 and allotment sites then came within the Parish Boundary of Hellesdon (rather than Horsford). The land totalling some 27 Acres is currently subdivided into two sections. 20 acres being still in the care of Drayton Farms and is cropped and 7 acres has been rented to Hellesdon Parish Council since 2001.

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

*[Approximately 100 words recommended]*

The remaining portion of the field belongs to RG Carter and not Hellesdon Parish Council. The site lies within the designated area of the 'crash zone' of 09/27 Norwich Airport main runway (see CAA zones).

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 permission has been sought. There are no current negotiations with the owner.

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]*

There are a number of factors influencing the potential development and acquisition of the site. We have a number of other small amenity projects to explore, but to date these are very uncertain and the possibility of achieving these becomes more unlikely. We would look to complete this project on this site within the next 5 years. Hellesdon per head of population, applying NPF formulas and allowances does not meet the required number of acres/ hectares for formal recreational amenity land. We are well under provision for this. The additional (potential) amenity land generated from the Persimmon site (former golf course) only provides 50% of what should have been allocated 2.2 hectares (instead of 4.6 plus hectares) and negotiations with the owners of the Jarrolds site, despite attempts via Broadland District Council last year (2020), have not been productive or particularly positive in acquiring any additional recreational land for Hellesdon.

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

*[Approximately 100 words recommended]*

Advice has been sought in the past from officers at Broadland District Council in relation to the CPO process should this be required as they are the CPO Authority which would oversee and apply this process. Of course, we would wish to explore and negotiate all other avenues leaving this as a last resort opportunity (CPO).

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]*

If this land was acquired, then entrance modifications may be required. If the boundary fence was removed, then an amalgamation of land (field and Cottinghams Park) could be achieved and the service gate at the top end of Arden Grove could be used for plant to access the amalgamated site. On site car parking and amenities may need to be developed and installed. This would require planning permission.

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 opportunity to develop formal and informal recreational activities on flat land will benefit the Parish of Hellesdon who has an under provision of formal recreational land will be able to work with other organisations to seek additional funding to develop the site.

# Greater Norwich Local Plan (GNLP)

Signed on Behalf of the Greater Norwich Development Partnership  <b>Mike Burrell, Greater Norwich Planning Policy Team Manager</b>	24/01/2022
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Signed on behalf of Hellesdon Parish Council  <b>Cllr David King</b> Chairman Hellesdon PC	11/01/2022
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