

Date: 10 March 2020  
Your Ref:  
Our Ref: 004/2019/09  
Email: john@johnlongplanning.co.uk  
Tel: 01508 538218

Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX

Dear Local Plan Team

## **Persimmon Homes (Anglia) Response to Greater Norwich Local Plan (Regulation 18) Policy HEL 2 - Land at the Royal Norwich Golf Club, Hellesdon**

I am instructed by Persimmon Homes (Anglia) to respond to the current Greater Norwich Local Plan (Regulation 18) consultation specifically in relation to Policy HEL 2 - Land at the Royal Norwich Golf Club, Hellesdon. Persimmon Homes (Anglia) control the site which has the benefit of planning permission and is being developed.

### **Background**

The original Royal Norwich Golf Club application 20151770 was consented by Broadland District Council on 6 December 2015. Permission was granted for the demolition of the club house and the development of up to 1,000 homes and associated infrastructure included a primary school site, community uses, and open space; detailed consent was given for the first phase of 108 dwellings. In total the site extends to 45.7 hectares (split either side of the Drayton High Road). The original outline application requires compliance with approved parameter plans, including for layout, land use and density and a Masterplan. The Masterplan is currently being revised to take account of additional requirements imposed on the consent not anticipated by the previous allocation policy.

### **Response to GNLP Consultation – Policy HEL 2: Land at the Royal Norwich Golf Club, Hellesdon**

Persimmon Homes (Anglia) notes that the Policy HEL 2 is partially updated from the version included in the Broadland Site Allocations DPD. However, Persimmon Homes (Anglia) considers that the Policy wording should be redrafted to better reflect the fact that planning consent has been granted and that most of the policy requirements identified in the emerging policy have been/will be addressed through the implementation of the planning consent and its associated conditions and the Section 106 legal Agreement. For instance, the school site is secured through the masterplan and S106, the golf course has been provided elsewhere; and the highways matters have been agreed.

Persimmon Homes (Anglia) are content for the land allocation to roll forward, but suggest that the Policy is updated to acknowledge that it is a committed and implemented site and to reflect the implications of additional requirements imposed on the scheme since the original policy was approved.

### **Suggested changes**

Persimmon Homes (Anglia) suggests that rather than simply roll forward the previous Local Plan allocation and a revised Policy HEL 2, the Local Plan should acknowledge that the 'allocation', is now a committed site (i.e. a site with planning permission); and it should be notated as such and incorporated within the Settlement boundary. The policy should also take account of the implications of the additional requirements imposed on the site since the original policy was developed, such as the provision of playing pitches and retention of significantly more trees than anticipated, which inevitably have an impact on the capacity of the site to accommodate the level of dwellings specified in the Policy. The Policy's housing figure should therefore be expressed as an 'up to' figure in accordance with the planning



permission; and particularly as it is currently by no means certain that 1,000 homes can be accommodated on the site given the additional constraints and requirements.

## Conclusion

In conclusion, Persimmon Homes (Anglia) supports the Local Plan's acknowledgement that the site HEL 2: Land at the Royal Norwich Golf Club, Hellesdon is capable of accommodating homes and supports the allocation's roll forward. However, the accompanying policy should acknowledge the fact that planning permission has been granted and the majority of the suggested policy requirements have been met. It should also reflect the implications of the additional requirements imposed upon the scheme since the original policy was approved, which potentially impacts on the ability of the site to meet the numbers specified in the Policy (1,000 homes). For this reason, the housing requirement figure should be expressed as an 'up to' figure.

Persimmon Homes (Anglia) remain very happy to continue to work with the Authorities to discuss the revised masterplan and the ability of the scheme to meet the Policy's expectations in terms of housing numbers (market and affordable). Should you require any further information, please do contact me.

Yours sincerely

John Long BA (hons) DipTP, MRTPI  
**Director**  
**Encl. – completed Regulation 18 response form.**

# Greater Norwich Local Plan

## Regulation 18 Draft Plan Consultation

### Response Form

Thank you for responding to the Regulation 18 Draft Plan Consultation on the emerging Greater Norwich Local Plan.

The current consultation runs from. **29<sup>th</sup> January to 16<sup>th</sup> March 2020.**

It covers the **Strategy and Site Allocations**. We need to get views on these documents to help us draw up the version of the plan which will be submitted to the Planning Inspectorate.

When commenting on a policy or site, please include the site reference(s) in your comments.

If you have any questions relating to the consultation please contact the Greater Norwich Local Plan team on 01603 306603 or email [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

It is easier to respond online at [www.gnlp.org.uk](http://www.gnlp.org.uk) . If you cannot do this, please use this form to respond to the consultation on new, revised and small sites.

Consultation documents are available from [www.gnlp.org.uk](http://www.gnlp.org.uk). There are also supporting documents which provide information on our policies and sites which may help you to make your comments.

Hard copies of the documents are available at consultation “Deposit Points” at:

- County Hall, Martineau Lane, Norwich (main reception);
- City Hall, St Peters Street, Norwich (2<sup>nd</sup> floor reception);
- Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
- South Norfolk Council, Cygnet Court, Long Stratton (main reception).

## **Submitting your Response Form**

Responses should be submitted by email to [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk) or completed hard copy forms should be sent to:

*Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX*

**All submissions should be made no later than 5pm on  
Monday 16<sup>th</sup> March 2020.**

<b>1a. Contact Details</b>	
Title	<b>Mr</b>
First Name	<b>John</b>
Last Name	<b>Long</b>
Job Title (where relevant)	<b>Planning Consultant</b>
Organisation (where relevant)	<b>John Long Planning Ltd</b>
Address	<b>45 The Street Surlingham Norfolk</b>
Post Code	<b>NR14 7AJ</b>
Telephone Number	<b>01508 538218</b>
Email Address	<b>John@johnlongplanning.co.uk</b>

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)

Title	<b>Ms</b>
First Name	<b>Laura</b>
Last Name	<b>Towns</b>
Job Title (where relevant)	<b>Head of Land and Planning</b>
Organisation (where relevant)	<b>Persimmon Homes (Anglia)</b>
Address	<b>Attention: Laura Townes Persimmon Homes (Anglia) Persimmon House Bankside 100, Peachman Way Broadland Business Park Norwich Norfolk</b>
Post Code	<b>NR7 0WF</b>
Telephone Number	<b>01603 977132</b>
Email Address	<b>Laura.Townes@persimmonhomes.com</b>

**Please make your comments below. You can comment on more than one policy or site on this form. Please clearly state the reference number of the policy or site your comments refer to.**

<b>Policy or site reference</b>	<b>Comments</b>
<b>Policy HEL 2: Land at the Royal Norwich Golf Club, Hellesdon</b>	<b>I am instructed by Persimmon Homes (Anglia) to respond to the current Greater Norwich Local Plan (Regulation 18) consultation specifically in relation to Policy HEL 2 - Land at the Royal Norwich Golf Club, Hellesdon. Persimmon Homes (Anglia) control the site which has the benefit of planning permission and is being developed.</b>

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Please add additional sheets if necessary

### Background

The original Royal Norwich Golf Club application 20151770 was consented by Broadland District Council on 6 December 2015. Permission was granted for the demolition of the club house and the development of up to 1,000 homes and associated infrastructure included a primary school site, community uses, and open space; detailed consent was given for the first phase of 108 dwellings. In total the site extends to 45.7 hectares (split either side of the Drayton High Road). The original outline application requires compliance with approved parameter plans, including for layout, land use and density and a Masterplan. The Masterplan is currently being revised to take account of additional requirements imposed on the consent not anticipated by the previous allocation policy.

### Response to GNLP Consultation – Policy HEL 2: Land at the Royal Norwich Golf Club, Hellesdon

Persimmon Homes (Anglia) notes that the Policy HEL 2 is partially updated from the version included in the Broadland Site Allocations DPD. However, Persimmon Homes (Anglia) considers that the Policy wording should be redrafted to better reflect the fact that planning consent has been granted and that most of the policy requirements identified in the emerging policy have been/will be addressed through the implementation of the planning consent and its associated conditions and the Section 106 legal Agreement. For instance, the school site is secured through the masterplan and S106, the golf course has been provided elsewhere; and the highways matters have been agreed.

Persimmon Homes (Anglia) are content for the land allocation to roll forward, but suggest that the Policy is updated to acknowledge that it is a committed and implemented site and to reflect the implications of additional requirements imposed on the scheme since the original policy was approved.

### Suggested changes

Persimmon Homes (Anglia) suggests that rather than simply roll forward the previous Local Plan allocation and a revised Policy HEL 2, the Local Plan should acknowledge that the 'allocation', is now a committed site (i.e. a site with planning permission); and it should be notated as such and incorporated within the Settlement boundary. The policy should also take account of the implications of the additional requirements imposed on the site since the original policy was developed, such as the provision of playing pitches and retention of significantly more trees than anticipated, which inevitably have an impact on the capacity of the site to accommodate the level of dwellings specified in the Policy. The Policy's housing figure should therefore be expressed as an 'up to' figure in accordance with the planning permission; and particularly as it is currently by no means certain that 1,000 homes can be accommodated on the site given the additional constraints and requirements.

## Conclusion

**In conclusion, Persimmon Homes (Anglia) supports the Local Plan's acknowledgement that the site HEL 2: Land at the Royal Norwich Golf Club, Hellesdon is capable of accommodating homes and supports the allocation's roll forward.**

**However, the accompanying policy (HEL2) should acknowledge the fact that planning permission has been granted and the majority of the suggested policy requirements have been met. It should also reflect the implications of the additional requirements imposed upon the scheme since the original policy was approved, which potentially impacts on the ability of the site to meet the numbers specified in the Policy (1,000 homes). For this reason, the housing requirement figure should be expressed as an 'up to' figure.**

**Persimmon Homes (Anglia) remain very happy to continue to work with the Authorities to discuss the revised masterplan and the ability of the scheme to meet the Policy's expectations in terms of housing numbers (market and affordable).**

## Disclaimer

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018/Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form

The response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be made available for public viewing. By submitting this form you are consenting to your comments being stored by Norfolk County Council, and the details being published for consultation purposes.

Once comments have been checked and verified they will be available online (with respondents' names) for others to see. Any representations which are deemed to contain offensive comments will be removed from the consultation site. Whilst we will include names on our website, we will remove personal contact details such as addresses, telephone numbers, emails and signatures before publishing.

If you wish to comment but feel that you have a strong reason for your identity to be withheld from publication, you can contact your District Councillor who will put forward your comments as appropriate. Please note that where you submit your views in writing to your local District Councillor, this is described as "lobbying" and the local member will be obliged to pass these on. The local District Councillor will be required to provide your details to the GNLP where they will be stored for their records.

Please note, however, that if you subsequently wish to comment as part of the formal Regulation 19 stage of the Greater Norwich Local Plan (due to take place in 2020) comments must be attributable for the public examination by the Planning Inspectorate.

See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for



information on how we manage your personal information.

**Declaration**

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

John Long

Date

12 March 2020

**Greater Norwich –Regulation 18 Draft Local Plan Response Form**

FOR OFFICIAL USE ONLY

Response Number:

Date Received:

Your completed form should be returned to the Greater Norwich Local Plan team **no later than 5pm on Monday 16 March 2020.**

If you have any further questions about the ways to comment, or if you need consultation documentation in large print, audio, Braille, an alternative format or a different language, you can email us at [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk) or phone us on 01603 306603.