

Greater Norwich Local Plan (GNLP)

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

Clayland Homes Ltd.

Site Reference: GNLP 0298,0335,4007

Site Address: Land opposite Hingham Sports Centre, Watton Rd, Hing

Proposed Development:

Residential Development with New Community Woodland

www.greaternorwichlocalplan.org.uk

[e: gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)



NORWICH
City Council



Working with



Norfolk County Council

Greater Norwich Local Plan (GNLP)

Introduction

The Greater Norwich authorities want to ensure sites allocated in the GNLP are achievable, where possible wholly compliant with all relevant planning considerations, and deliverable in a timely way. It is with that purpose in mind that landowners, agents and developers with a site likely to be included in the GNLP are being asked to agree a Site Allocation Statement of Common Ground (SoCG). Each SoCG will be available to the inspector appointed to examine the GNLP so that they can satisfy themselves of the commitment to deliver each site and to meeting local plan requirements.

The GNLP Team wants the process of agreeing a SoCG to be a frank but collaborative process for all parties concerned. In the case of most sites, this process is likely to commence in Autumn 2020 and conclude in 2021 as the Regulation 19 submission draft of the GNLP is finalised. For other sites, for example where development may entail abnormal costs, discussions may continue in to 2022, as the GNLP reaches its examination in public.

This SoCG template has been designed with consideration to the possibility of future planning reforms. It is deliberately straightforward and only asks the questions that any landowner, agent, or developer would naturally ask themselves. The template only requires 700 words of written response to complete, but its importance should not be underestimated.

The GNLP Team regards the viability and timely delivery of development as a high priority. Therefore, the working assumption is without a SoCG a site is unlikely to be allocated.

General Guidance

When completing the SoCG template please be precise. For example, in the description of development proposed, use the appropriate GNLP four-digit reference code, as well as giving a site address (including a postcode or eastings/northings reference).

Signatories to the SoCG should include all relevant parties with a role in bringing forward the proposed development. This should include all landowners, agents, developers, and possibly end-users of the development (if known).

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The SoCG template contains a series of free-text questions that are designed to be answered within 100 words. If for whatever reason answering one or more of these questions is not possible or proves difficult site promoters are welcome to seek guidance from the GNLP Team. This may lead to completing the SoCG with a description of what issues remain for resolution at a future date.

Completing this SoCG template should be done with reference to the draft policies associated to the GNLP. Notable examples that will likely affect the form of development on site and its construction costs include:

- Provision of green infrastructure and suitable alternative green space (known as SANGS) under Policy 2 Sustainable Development and Policy 3 Environmental Protection and Enhancement; and,
- Obligations for affordable housing under Policy 5 Homes.

It should also be noted that completing a SoCG is a separate exercise from other data requests made by the Greater Norwich Local Plan Team, or the Greater Norwich authorities. For example, this is a separate exercise to the Five-year Housing Land Supply statements that are requested for the Annual Monitoring Report.

Commercially Sensitive or Other Confidential Information

By submitting a SoCG you are consenting to the details about you and your site/s being published and available for public viewing. Any information that you consider to be confidential or commercially sensitive and would not want published should be excluded from this form.

By signing you are agreeing to the information provided being to the best available knowledge accurate, and that it can be used in preparation of the Greater Norwich Local Plan (GNLP) – and used in evidence at the public examination of the GNLP.

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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 immediately available, being owned by Clayland Homes Ltd who are a reputable local developer with an in-house Chartered Architects practice. The site is not being used for any other purposes and has no tenants, covenants or leases restricting development. Initial designs and technical reviews show the site is highly suitable for residential usage and has no overriding constraints including Flood zones, Listed Buildings, Conservations Areas or TPOs which could prevent development. A continuous footpath to the Town Centre lies opposite the site as does the village Sports Centre. Shops and services are a short walk from the site. The site forms a natural continuation of residential development on the west of Hingham with little if any negative impacts.

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

[Approximately 100 words recommended]

None. The site is immediately available being owned by the developer. The site adjoins the Highway and has an existing access.

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]

A pre-application meeting took place in 2018 with SNDC. A full planning application on the site frontage was submitted and subsequently refused ref: 2019/0827 for 5 bungalows. All statutory consultees had no objections to development including Highways. The Parish Council were also supportive. This has provided a background for the site submission to the GNLP.

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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]

The site could be commenced in 2022 subject to a successful planning application and our extensive pre-development reports show no technical aspects of the site constraints should prevent this. A delivery rate of approximately 20 houses per year is proposed subject to discussion with Town Council. The site could be completed around 2030 subject to the delivery rate being agreed.

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

[Approximately 100 words recommended]

Previous correspondence with consultees via planning application 2019/0827 demonstrated the site was suitable and deliverable. There are no other known issues with statutory bodies. All attempted direct correspondence with statutory bodies as part of GNLP have been blocked and directed via GNLP Team.

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]

Technical pre-development reports have revealed there are no technical constraints which cannot be mitigated to deliver this site. The site is free of flood issues. A Highways Report has been prepared as part of the allocation which details a new footpath proposal and crossing point with refuge island to the continuous footpath opposite the site. Site access and visibility are achievable and have been detailed following a topographical survey, highways search and road speed survey. There are no heritage constraints in proximity to the site and the site is well screened by existing trees. The Biodiversity of the current site will be increased by over 60% by the new woodland provided alone.

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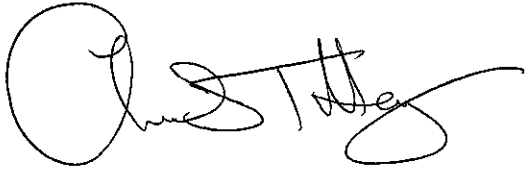
7. Please provide a commentary on community benefits the site will offer – such as but not limited to land and/or buildings for education and community provision.

[Approximately 100 words recommended]

The Site allocation directly incorporates a new 4.2 hectares of community woodland (ref GNLP 4007) which will be delivered as community open space dedicated to Hingham. The woodland will encourage people to enjoy recreation activities locally rather than drive to other places. This may help to relieve pressure on local SSSI sites for dog walking and recreation. The new woodland will be a community asset and is calculated to provide a net gain in Biodiversity from the current field by more than 60%. This woodland will also provide visual buffers to development softening any impact.

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Signed on Behalf of the Greater Norwich Development Partnership	Date

Signed on behalf of Clayland Homes Ltd.	Date
	12/03/21