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## Statement of Common Ground

Hethersett Land Ltd [8570]

Agent ref: [309]

## Statement of Common Ground

Greater Norwich Joint Core Strategy  
Development Plan Document  
Matter 2 and Matter 3

**BIDWELLS**

### Between:

1. Greater Norwich Development Partnership (GNDP); and
2. Hethersett Land Ltd [8570]



## Quality Assurance

Site name: Land at Hethersett, South Norfolk

Client name: Hethersett Land Ltd

Type of report: Statement of Common Ground

Version: Final – Matter 2 and Matter 3

Date: 7<sup>th</sup> October 2010

Prepared by: John Long BA (Hons) Dip TP MRTPI

Signed



Date

7<sup>th</sup> October 2010

Reviewed by: Paul Clarke Dip EP MRTPI

Signed



Date

7<sup>th</sup> October 2010

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## 1 INTRODUCTION

- 1.1 This Statement of Common Ground has been prepared by Bidwells on behalf of Hethersett Land Ltd and has been agreed by the GNDP. It relates to representations submitted by Bidwells, on behalf of Hethersett Land Ltd to the pre-submission version of the Greater Norwich Joint Core Strategy and the Statement of Focussed Changes in respect of **Policy 4 (Housing Delivery), Policy 9 (Strategy for growth in the NPA), Policy 10 (Locations for major new or expanded communities in the NPA), and Policy 14 (Key Service Centres)** (Respondent ID: **8570**).
- 1.2 For information, Hethersett Land Ltd is taking forward the promotion of the land at Hethersett on behalf of landowners in control of land to the north and south of Hethersett.
- 1.3 The location and extent of the land being promoted (approximately 315 hectares) is shown in Appendix A.
- 1.4 This Statement of Common Ground reflects the agreed position between the parties on issues related to the identification of Hethersett as a location for strategic growth and its prospects for delivery.
- 1.5 The agreed position follows negotiations with GNDP officers and the publication of further information by GNDP in the run up to the Examination in Public.
- 1.6 The Statement has been sub-divided under the questions posed by the Inspectors in their Matters & Key Questions for Examination at the Hearings document (20/08/10).

## 2 MATTER 2 DOES THE JCS MAKE SOUND PROVISION FOR HOUSING DELIVERY (POLICY 4 AND APPENDIX 6: THE HOUSING TRAJECTORY)

**Is the JCS's planned provision of housing to 2026 justified, effective and consistent with national policy, including the recent changes to PPS3 Housing with regard to the status of garden land and the deletion of a national indicative minimum density?**

- 2.1 The parties agree with the conclusion of the GNDP's Topic Paper: Homes and Housing (August 2010) (paragraph 14.) that the JCS's housing provision (36, 820 – 37,750 dwellings, 2,050-2,100 dwellings per year) is appropriate and justified and consistent with national policy and necessary to deliver on all reasonable estimates of need.
- 2.2 The parties agree that the East of England Plan (RSS) Housing targets for the Greater Norwich Area for the period 2006-2021 were based on robust locally based assessments of need and continue to reflect current estimates of need.

- 2.3 The parties agree that the JCS's housing provision represents the minimum amount of housing needed to deliver the GNDP's aspirations for affordable housing and housing to support job growth.
- 2.4 The parties agree that the JCS housing provision should be expressed as "at least" 36,820-37,750 dwellings.
- 2.5 The parties agree that it is important that a high proportion of total housing provision is focused on the Norwich Policy Area (Homes and Housing Topic Paper paragraph 6.5).
- 2.6 The parties agree that the major growth locations will begin to deliver new houses from around 2011/12, but not achieve substantially higher rates of delivery until 2014/15.

**3 MATTER 3 STRATEGY AND LOCATIONS FOR MAJOR GROWTH IN THE NPA (POLICIES 9 AND 10 AND APPENDIX 5) INCLUDING CONSIDERATION OF RELATED ACCESS & TRANSPORTATION ISSUES (POLICY 6) AND OTHER INFRASTRUCTURE ISSUES**

**Part A:**

**Are the absolute and comparative quantities of growth distributed to the main locations the most appropriate and are they founded on a robust and credible evidence base?**

**Is this pattern of development deliverable in infrastructure and market terms?**

**Part C**

**Does the JCS make clear, justified and effective growth proposals for Hethersett?**

**Is it allocated more growth than suggested by its proportion as a key service centre in the hierarchy of centres**

**What are the critical infrastructure dependencies for this location and can delivery of growth take place within the timescale set out on p111 of the JCS.**

**Part A General growth distribution – Points of Agreement**

- 3.1 The parties agree that the Spatial Portrait is still relevant in light of the RSS revocation and the Norwich Policy Area is still the most appropriate main focus of growth.
- 3.2 The parties agree that strategic growth including at a small number of settlements along the A11 corridor (Cringleford/Colney, Hethersett and Wymondham) provides for a sustainable development pattern, as evidenced in the Sustainability Appraisal. It also ensures the best prospects of encouraging a step change in non-car use by providing homes close to jobs,

services and facilities, and on public transport routes with the capability to upgrade to more direct frequent services such as Bus Rapid Transport (BRT), linking communities with the NRP and Norwich City Centre and other destinations.

- 3.3 The parties agree that focusing major growth in a small number of settlements in the Norwich Policy Area, including along the A11 corridor (Cringleford/Colney, Hethersett and Wymondham), coupled with an equitable and viable CIL/tariff/Section 106 approach provides the best way of co-ordinating funding and delivering key infrastructure such as public transport upgrades, major road and junction improvement, strategic utilities infrastructure and service provision.
- 3.4 The parties agree that the Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment demonstrate that there is sufficient suitable, available and deliverable land available to accommodate the proposed major growth in the NPA. This includes along the A11 corridor, which is currently the best performing public transport corridor in the Norwich urban area, and that the evidence suggest there is both a prospective market for new homes in South Norfolk and an identified housing need for social/rented and shared equity accommodation.

#### **Part C – Hethersett – Points of Agreement**

- 3.5 The parties agree that the evidence, including the Sustainability Appraisal demonstrates that Hethersett is a sustainable location for housing growth and provides opportunities to deliver a step change in transport by means other than the private motor car, given its location close to existing and proposed jobs (NRP and Norwich City Centre) and position on Norwich's main public transport corridor.
- 3.6 The parties agree that Hethersett's position as a 'key service centre' in the settlement hierarchy does not artificially limit the level of growth at the village.
- 3.7 The parties agree that the various options for growth levels proposed by the GNDP for Hethersett throughout the JCS's evolution (1,000 - 4,000+ homes), have all been based on robust and credible evidence and justified in terms of the Sustainability Appraisal, Strategic Housing Market Assessment, Strategic Housing Land Availability and other evidence.
- 3.8 The parties agree that the JCS policy requirement for "at least" 1000 homes to be allocated at Hethersett provides the ability to deliver sustainable development in the village.
- 3.9 The parties agree on conclusions for Hethersett as set out in the GNDP's Topic Paper: Strategy to Accommodate Major Housing Growth in the NPA (Nov 2009) (Appendix 3, section 5.3):

- On current evidence, the scope for significant growth at Hethersett is effectively limited to the north/north east;
  - There will be a need to maintain separation with Little Melton and Wymondham;
  - There is physical capacity in the north/north east of Hethersett to accommodate more development than the JCS currently proposes for the village (at least 1000 homes), but it would necessitate significant increases in capacity at the secondary school.
- 3.10 The parties agree that the JCS acknowledges that some of the South Norfolk smaller sites in the NPA allowance may be added to the major growth locations. This could include Hethersett.
- 3.11 The parties agree that the key infrastructure dependencies at Hethersett are:
- A11/A47 Thickthorn Junction;
  - Bus priority measures with potential for BRT serving Wymondham and Norwich;
  - Waste water;
  - Water supply;
  - School provision;
  - Cycle and pedestrian routes to strategic employment locations and Norwich;
  - Green infrastructure.
- 3.12 The parties agree that there are suitable, viable and deliverable solutions (both short term and longer term) to addressing the necessary infrastructure upgrades. These are currently in the process of being tested in order to underpin and support a planning application for strategic growth at Hethersett (1,100 homes) anticipated to be submitted in 2011 and include alternative and innovative responses to providing infrastructure.
- 3.13 The parties agree that the strategic development site at Hethersett could begin to deliver units in 2012, provided consent is achieved in 2011 and that there is capability to achieve development rates of approximately 100 dwellings per year by 2015.
- 3.14 The parties agree that strategic growth proposals at Hethersett should include a mix of different house types, with a particular emphasis on family housing. The parties agree that strategic growth proposals at Hethersett should include a mix of tenures.

- 3.15 The parties agree that the Affordable Housing definition should include housing for sale at below market rates, provided the discount is perpetuated and there are appropriate controls on initial and future occupiers.

#### **Public Transport in the A11 corridor**

- 3.16 The parties agree on the position as set out in the GNDP's NATs Implementation Plan Report in Response to Inspector's Comments following the Exploratory Meeting (Sept 2011) (Section 3.3) that:
- The A11 corridor encompassing Cringleford, Hethersett and Wymondham and the NRP is already well served by public transport (bus and rail);
  - The Newmarket Road corridor already has a high level of bus priority, with scope for further improvement;
  - The key transport intervention of a BRT service linking Wymondham, Hethersett, Cringleford and the City Centre is achievable and deliverable. The scale of housing growth proposed in the corridor and existing households, taken cumulatively is sufficient to support a viable BRT route;
  - The Thickthorn junction will need to accommodate reliable public transport services.

## **4 MATTERS STILL IN DISPUTE**

- 4.1 The outstanding matters of dispute between the parties are:
- **Affordable Housing target, including evidence base (Drivas Jonas Deloitte viability Study).** Hethersett Land Ltd consider that the affordable housing target is not deliverable; the supporting evidence is less than robust; and it fails to properly justify the target. Hethersett Land Ltd consider that the target should be set at a level that is deliverable in the majority of cases.
  - **Requirements to achieve levels of building sustainability in advance of national standards.** Hethersett Land Ltd consider that there is insufficient evidence setting out the local circumstances that warrant the approach; and that insufficient evidence is available demonstrating such an approach is viable.
  - **Requirements for major development to link to a dedicated contractually linked decentralised and renewable or low carbon source.** Hethersett Land Ltd consider that there is insufficient evidence setting out the local circumstances that warrant the



approach; and that insufficient evidence is available demonstrating such an approach is viable.

- **Requirements for major development to provide for community infrastructure, cultural and entertainment provision.** Hethersett Land Ltd consider that whilst an important part of a sustainable community, provision should have been made in the policy to allow for alternative methods of delivery of facilities and negotiation on the provision of facilities in light of scheme viability.
- **Demonstration of a supply of developable housing land for 0-5 years.** Hethersett Land Ltd considers that the JCS should be amended to confirm the mechanism for managing growth in years 0-5, including the calculations of 5 year supply needs to be made on the basis of the NPA.

5 STATEMENT OF COMMON GROUND HETHERSETT

The parties below accept the agreed statement as set out in Section 3 of this document.

Signed on behalf of Greater Norwich Development Partnership:

Signature



Print Name

Andrew Gregory

Phil Kirby

Position

Director of Planning,  
Housing and Built  
Environment, SNC

Strategic Director  
Broadland DC

Date

12 Oct 10

13 Oct 10

Signed by Bidwells on behalf of Hethersett Land Ltd

Signature



Print Name

JOHN LONG

Position

SENIOR PLANNING ASSOCIATE

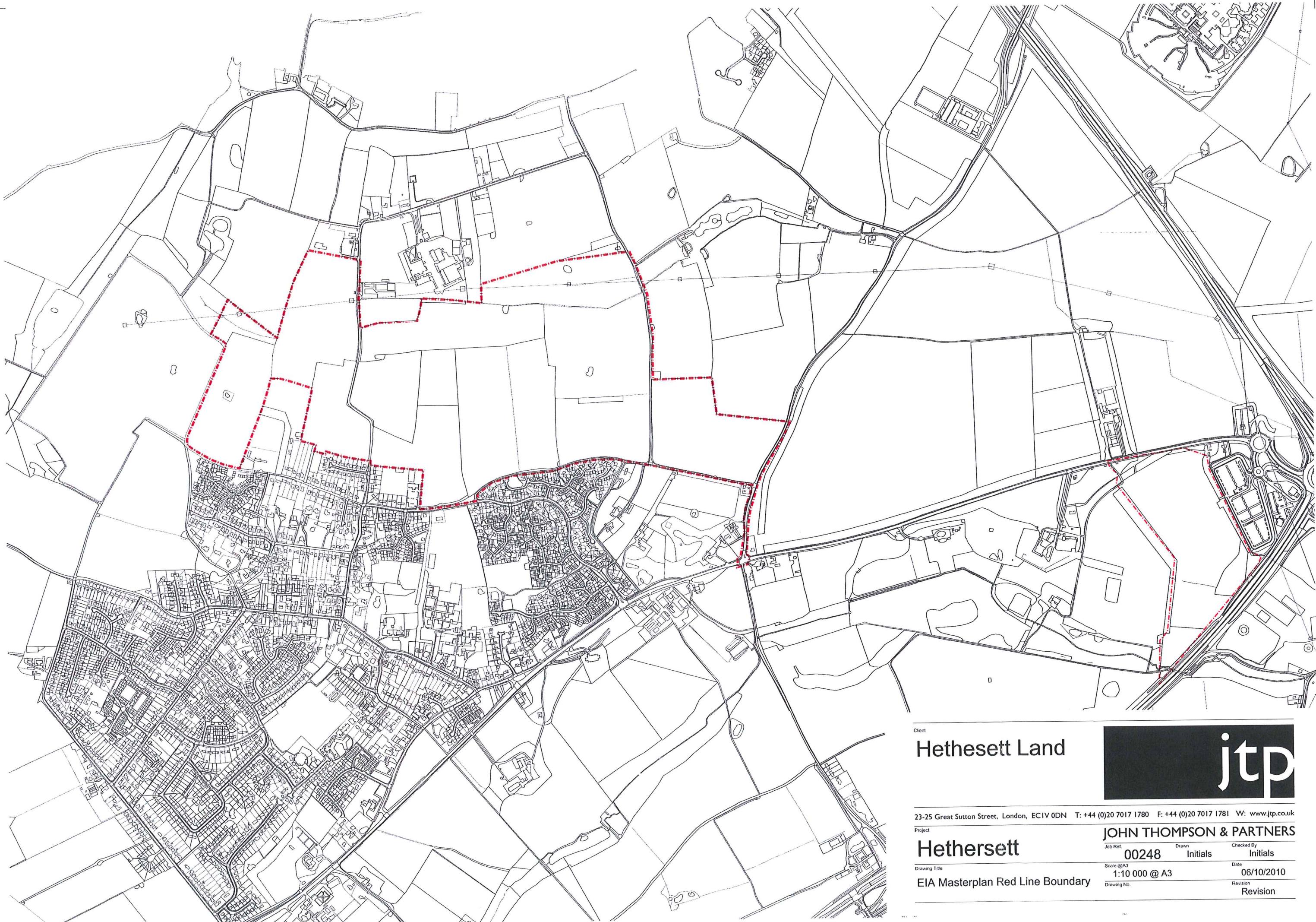
Date

7 OCTOBER 2010

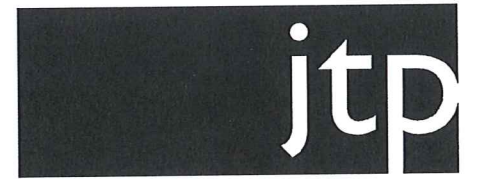
**Appendix A**

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Plan Indicating Promoted Land



Client  
**Hethesett Land**



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Project	<b>Hethersett</b>			<b>JOHN THOMPSON &amp; PARTNERS</b>	
	Job Ref.	00248	Drawn	Initials	Checked By
					Initials
Drawing Title	Scale @A3	1:10 000 @ A3	Date	06/10/2010	
EIA Masterplan Red Line Boundary	Drawing No.		Revision	Revision	

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