## Site Promoter - Confirmation of Availability, Deliverability and Viability.

1. Site Reference and Address:

**Site VC BRO1: East and West of the B1332, Norwich Road, Brooke**

1. Please state your interest in the above site (*delete as appropriate*):

**Developer**

1. Is the above site still considered to be available for development if allocated as part of the Village Clusters Housing Allocation Plan?

**Yes**

1. Having reviewed the site-specific policy within the VCHAP, do you consider the above site to be deliverable in accordance with the requirements set out in the policy?

**Yes**

1. Having regard to the site-specific costs and those identified in Appendix A of the Viability Appraisal (Dec 2022), is the site considered to be viable and able to deliver both the infrastructure identified in the site policy and the requisite amount of affordable housing (currently assumed to be 33%)?

**Yes – the quantum of affordable housing will be subject to the final cost of the highway works to be carried out as part of this development.**

1. Please confirm the anticipated timescale for the delivery of the above site e.g. likely disposal of the site, submission of pre-application/planning application, construction of dwellings:

**It is our intention as the Developer to progress the development of these 50 new homes as soon as possible. The site is outside the area effected by nutrients neutrality so we are therefore aiming to submit our pre-app to the planners during Quarter 2 2023 so we can then hopefully submit our detailed planning application during Quarter 1 2024. Following the completion of the design work to be carried out with Highways in relation to the potential roundabout, we should be able to start on site with the development of these new homes during Quarter 2 2025 with completion by the end of 2027.**

Completed by (name/organisation): **Julian Wells of FW Properties**

Date: **15 February 2023**