

South Norfolk Village Clusters Housing Allocations Plan (Regulation-19)

Site Promoter - Confirmation of Availability, Deliverability and Viability.

1. Site Reference and Address:

VC ALP1: West of Church Meadow, Alington NR14 7NY.

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

John Long (John Long Planning) is the planning agent acting on behalf of the prospective developer. The developer also has an interest in the land.

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

The Developer/Landowners confirm that Site ALP1 remains available for development and that the site can be brought forward for residential development.

4. 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?

Having reviewed the specific policy (Policy VC-ALP1) and its requirements, the Developers/Landowners confirm that on the basis of current available information, the site is deliverable and the policy's requirements can be addressed. Once allocated, the Developers/Landowners will commission the necessary technical work to support a planning application and inform the development scheme including landscaping; drainage, arboriculture, ecology work etc. Some technical information has previously been submitted to the Council to support planning application ref: 2014/2608, but will need reviewing and updating.

The off-site highway works, can be delivered, provided that the land to create the connection/bus stops is in public ownership or the adopted highway. Access/links to the site to link to footpath Alington FP2/Yelverton FP4 to the north of the site can be achieved.

5. 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%)?

The Developers confirm that based on the available information, the policy's on and off-site requirements (subject to caveats in the answer to Q4); and the aspiration for up to 33% affordable housing can be delivered. This will be confirmed once the technical work and updates to support a planning application have been undertaken, and there is greater certainty about development costs and sales values, including off-site highway and infrastructure costs; and the implications of the landscaping/layout and archaeology work, which will inform the scheme's layout and development numbers/coverage, which will in turn affect the scheme's development appraisal and percentage of affordable housing that can be afforded.

6. 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:

The Developers anticipate undertaking (and updating) the technical work and preparing/submitting a planning application within 8-12 months of the site's formal allocation (subject to ecology survey periods). Following consent, the Developers anticipating completing

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the discharge of pre-commencement conditions processes within 6 months following planning consent and with construction likely to commence with 3-6 months of the discharge of Condition applications. Construction timescales will depend on the Housing Market, however a 2-3 year build out of all units would be achievable.

Completed by (name/organisation): John Long on behalf of Otley Properties.

Date: 3 March 2023