

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

Site Promoter - Confirmation of Availability, Deliverability and Viability.

1. Site Reference and Address:

VC SEE1: West of Mill Lane, Seething NR15 1DH.

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/landowner. The developer is also the landowner.

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/Landowner confirm that Site SEE 1 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-SEE1) and its requirements, the Developer/Landowner's 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.

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 requirements and the aspiration for up to 33% affordable housing can be delivered. This will be confirmed once the technical work to support a planning application has been undertaken and there is greater certainty about development costs and sales values, including infrastructure costs; and the implications of the technical work on 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 the necessary 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 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 1-2 year build out of all units would be achievable.

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

Date: 3 March 2023