

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

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

1. Site Reference and Address:

VC LM1

South of School Lane and East of Burnthouse Lane, Little Melton

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

Landowner/Planning agent on behalf of the landowner/Planning agent on behalf of the prospective developer/Prospective developer/Other (please specify)

Planning agent on behalf of 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 site is still available for development and is being actively promoted by Sequence (UK) Ltd with the aspiration to bring the site forward for development as soon as possible.

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?

Sequence (UK) Ltd is supportive of the site specific policy (subject to some modifications to ensure it is sound and to correct drafting errors) and considers the site to be deliverable in accordance with the requirements of the policy. Indeed some of the potential additional requirements for the site including the parking provision for the school and opportunities to utilise the listed barn, potentially for community uses and to safeguard its long-term future were promoted by Sequence to deliver benefits alongside the new homes provision.

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 site is considered to be both viable and deliverable.

The site is being promoted by Sequence's planning service which sits within the specialist Land and New Homes team for the region based in Dereham, Norfolk. The draft allocation has been fully appraised by Land and New Home colleagues. This appraisal has been based on up-to-date new home sales figures and has factored in affordable homes at 33% and consideration of the potential 'abnormal' costs including access and footway improvements, pedestrian and cycle links, access across the south-eastern section and options for securing the future of the listed barn.

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On the basis of these appraisals and the current market, build costs etc., the site remains viable and deliverable with an acceptable level of developer profit. These appraisals have been undertaken to guide the disposal of the site which Sequence are instructed to undertake on behalf of the current owners, and therefore cannot be shared due to commercial sensitivity. However it should be noted that publication of the VCHAP at the Regulation 19 consultation stage and the contents of policy VC LM1 has not deterred interest in the site and indeed has seen further approaches from housebuilders. Interest in the site can therefore be summarised as very strong.

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 site is attracting significant developer interest from a range of medium and larger housebuilders with discussions ongoing with regard to disposal of the site. Sequence would anticipate that the site would be brought forward quickly to deliver new homes following adoption of the VCHAP and indeed preparation of the planning application, technical reports to underpin it and pre-application stakeholder engagement are likely to begin in parallel with the EIP and adoption of the plan.

The above is on the understanding that there are no issues raised in early engagement with Anglian Water on the phasing of development in relation to Whitlingham Water Recycling Centre, and that matters relating to nutrient neutrality and the current moratorium on development can be lifted with agreement of appropriate mitigation measures. In this regard it should be noted that the majority of allocations within the VCHAP are currently restricted by nutrient neutrality, and also a number where engagement with Anglian Water is recommended with regard to water capacity.

However in summary, the intention is to bring forward the site within the early (first 5) years of the plan.

Completed by: Graham Bloomfield, Sequence (UK) Ltd

Date: 07 March 2023