

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC TAC1REV

SITE ADDRESS (as per the site allocation policy):

Land to the west of Norwich Road

PROPOSED DEVELOPMENT:

Approximately 25 dwellings on 1.08ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Lanpro Services (Crimson Development Homes)

DATE OF COMPLETION OF DELIVERY STATEMENT:

23/09/2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

The Site is vacant and therefore, available for housing development now. There is a current planning application (Ref. 2023/2234) on site for full planning permission for the development of 29 affordable homes. Once planning permission for application Ref. 2023/2234 is secured, the pre-commencement conditions are expected to be standard. Mitigation for nutrient neutrality issues will become available, the Developer is actively seeking to secure this. As the Applicant is the developer there are not anticipated to be no 3rd party delays in delivering the proposed development. As such, the Site is available, suitable and deliverable within 5 years.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

Saffron Housing Trust own a part of the site and have a contract with the owner to acquire the remainder once planning permission of application Ref. 2023/2234 is secured.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

Saffron Housing Trust, via its development company Crimson Development Homes, have a live planning application Ref 2023/2234 awaiting determination by SNDC. A small number of final matters are currently being worked through with SNDC and we anticipate permission being granted later this year.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

It is envisaged planning application Ref 2023/2234 will be determined by end of 2024. Subject to discharging all pre-commencement matters and securing Grant Funding from Homes England, works could be started in 2025 with anticipated completion of the development in its entirety in 2027.