

# South Norfolk Village Clusters Housing Allocations Plan (VCHAP)

## Delivery Statements

### Introduction

In September 2024, the Council contacted the site promoters and developers for most of the sites included within the Village Clusters Housing Allocations Plan (VCHAP) and requested the completion of a Delivery Statement. These Delivery Statements were intended to (a) confirm a commitment to the delivery of allocated and carried forward sites; and (b) to provide an indication of when homes are expected to be built.

Each statement consists of 4 questions which seek confirmation of the following key matters:

1. Whether each site is available, suitable and deliverable taking into account the policy requirements of the Greater Norwich Local Plan (GNLP) and the Village Clusters Housing Allocations Plan (VCHAP);
2. Details of the landownership and/or agreements entered into upon the site;
3. Any progress made relating to the preparation or submission of a planning application for the site; and
4. A brief commentary advising the anticipated delivery timescales for the site (if known).

Delivery Statements were returned by the majority of site promoters, agents, landowners or developers who received them. A varying degree of detail is included within the Delivery Statements. The Council intends to seek updated position statements during the course of the Examination, should the Inspector consider this necessary.

The Delivery Statements have been collated within this document and are included in cluster order (as per the format of the main Plan document). For those sites which do not have a Delivery Statement available the reason for this has been marked in the following contents table.

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## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC ALP1

### **SITE ADDRESS (as per the site allocation policy):**

West of Church Meadow

### **PROPOSED DEVELOPMENT:**

Approximately 25 dwellings on 1.87 ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jamie Key (Hibbett and Key)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

4 October 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 Landowner/developer considers that the site allocation/policy meets the three tests set out in the National Planning Policy Framework (NPPF). The Landowner/developer confirms that the site remains 'available' for development. The Landowner/developer confirms that on the basis of current available information, the site remains 'suitable' for development. Also, taking into account the site's requirements including the off-site highways works; flood risk assessment and drainage strategy; measures to ensure the protection of veteran trees adjoining; measures to minimise the impact on residential amenity of neighbouring properties; CIL; and BNG, the site remains 'deliverable'. Once allocated, the Landowner/developer will commission the necessary technical work to support a planning application and inform a development scheme, including highways, flood risk assessment; and arboricultural assessments etc. The highway works, to widen Church Road, formalising the Church Road bus stops and an improved crossing point can be delivered, provided that the land needed is within the adopted highway.

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

*(Approx. 100 words)*

Ownership is under Hibbett and Key (a local developer)

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)*

Pre application technical surveys completed including ecology and highways assessments.

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)*

Anticipated date of planning submission is 2025. Start site date in early 2026.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BAP1

### **SITE ADDRESS (as per the site allocation policy):**

Former concrete batching plant, South of Church Road, Bergh Apton

### **PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.65ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of 25 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, and Biodiversity Net Gain. The Site is outside the area effected by Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for this brownfield site.

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

*(Approx. 100 words)*

FW Properties have exchanged conditional contracts with the two owners of the Site so the Site is in full control of the Developer and available for development.

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)*

FW Properties have carried out a pre-app with the planners and received a supportive response for our current development proposals for the Site. As part of the evolution of the scheme design, FW Properties have commissioned a number of the technical surveys including drainage investigations and demolition surveys which confirm that the development of this land can be delivered.

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)*

FW Properties are intending to submit the detailed planning application for the Site in 2025 so that it can be determined immediately after the adoption of the VCHAPS. FW Properties will commence the development works as soon as possible following receipt of planning consent and will deliver all of the new homes in one principle phase of development.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC ASL1

### **SITE ADDRESS (as per the site allocation policy):**

Land off Church Road

### **PROPOSED DEVELOPMENT:**

Approximately 35 dwellings on 2.3 ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Rebecca Flood (Turley) on behalf of Silverley Properties Ltd (Land Promoters)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

21 October 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 available, suitable and deliverable. It is capable of meeting all of the relevant and emerging planning policy requirements. It is located within a Nutrient Neutrality catchment, however, the associated requirements are to be addressed through adjacent land that is within the same ownership as the allocated site.

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

*(Approx. 100 words)*



Silverley Properties have a Promotion Agreement with the Landowners (Mrs Lauretta Day and Mr Giacomino Caputo) to obtain planning consent following which the land will then be sold to the most appropriate developer on the basis that it will be developed and built out. Selling agents are confident of a strong market for this site and the way it is being planned.

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)*

Pre-application discussions have taken place with the Council comprising a meeting on 18 September 2024 and written advice received on 4 and 15 October 2024 which confirmed that the principle of development was acceptable on this site. Ongoing pre-application engagement is taking place with the County Highway Authority as the Lead Local Flood Authority as well as Aslacton Primary School and the Parish Council. In addition, work is currently underway to accompany a planning application submission including work around highways, drainage, ecology, landscape, trees and BNG.

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 anticipated that an outline planning application will be submitted before the end of the year (2024), prior to the adoption of the emerging Plan. Following which the site will be sold and a reserved matters submission made in 2025. The developer is anticipated to be on site Spring 2026 with houses being marketed and built out through to completion by the end of 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC GRE1

**SITE ADDRESS (as per the site allocation policy):**

North of High Green, west of Heather Way

**PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.62ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Martin Howe (Howe and Boosey Architectural Services Ltd)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

25th November 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 including the access is available and deliverable now without the need for third party land or ownership. Existing access to the land is secured off High Green and all services are available on site. The electricity wire crossing the site has now been diverted.

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

All land and access in one ownership. Contractor that has built the other dwellings on High Green is secured to carry on with the development at the rear.

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)*

No application submitted yet but topographical surveys already carried out in connection with the adjoining developments. Howe and Boosey Architectural Services have been engaged to prepare and submit the planning application at the appropriate time

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)*

Detailed Planning application will be submitted hopefully early part of next year. Once approval is obtained the site will move forward to site construction.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BAR1

### **SITE ADDRESS (as per the site allocation policy):**

Land at Cock Street and Watton Road

### **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 0.76ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

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)*

Biodiversity Net Gain and Nutrient Neutrality will be achieved through a combination of on-site initiatives and landscaping as well as purchase of off-sets, if required.

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

*(Approx. 100 words)*

The freeholder owner of all the land and buildings is Bernard Willamott. Please note we have previously provided documented evidence. We have been approached by a number of developers, but no commitments have been made.

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)*

Advice has been received from SNDC around the number of houses, site access and landscaping. No application has been made for planning permission

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)*

We expect to submit a planning application as soon as practically possible after completion of the VCAP process to ensure the site is deliverable within 5 years of its adoption and certainly developable before the end of the plan period.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BAR2

### **SITE ADDRESS (as per the site allocation policy):**

Land at Chapel Street, Barford

### **PROPOSED DEVELOPMENT:**

Approximately 40 dwellings north of the bisecting tree line alongside a replacement village hall with car parking, retention of the existing playground and an improved playing pitch south of the tree line (on an area of 4.94ha)

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of circa 40 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain and Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for this Site.

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

*(Approx. 100 words)*

FW Properties have entered into an exclusive position with the freeholders of the Site (ie for the Northern and Southern fields). The Village Hall Committee have 36 years remaining of their lease of the Southern playing field and the existing village hall. It has been agreed between the parties that in exchange for providing a new adopted road through the Southern playing field to the Northern field, the developer will construct a new village hall and associated parking and a freehold will be granted to the Village Hall Committee of the Southern playing field and village hall after completion.

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)*

In evolving the early scheme layout plan for the Site, FW Properties and their design team have carried out some initial assessments of the key delivery issues effecting the development of the Site. In conclusion, FW Properties are confident that the development of this site can be delivered.

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)*

FW Properties are intending to submit the detailed planning application for the Site in 2025 so that it can be determined immediately after the adoption of the VCHAPS. FW Properties will commence the development works as soon as possible following receipt of planning consent and will deliver all of the new homes in one principle phase of development.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BB1

### **SITE ADDRESS (as per the site allocation policy):**

Corner of Norwich Road and Bell Road

### **PROPOSED DEVELOPMENT:**

Approximately 40 dwellings on 1.4ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Russell de Beer – agent on behalf of Andrew Allen.

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

My client is seeking to obtain an allocation for this site before agreeing a sale to a residential developer. My client has been approached by a handful of interested housing developers who are eager to consider this site. It is therefore difficult to provide any detailed completion dates as this will be outside of our control. However, my client hopes to have agreed a sale, subject to obtaining a suitable Planning Permission, with a housing developer within six months of the allocation being granted, and the timeframe will then be determined by the housing developer and South Norfolk Council Planning Department.

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)*



Test 1: Economic. There is a housing demand in Norfolk and this site is located in an attractive area where there is local demand. It is anticipated the local demand for new housing will ensure the site is economically sustainable. Test 2: An element of social housing will be provided as part of a successful Planning Permission. Barnham Broom offers a range of facilities within the village for local residents. There are also public transport links. Test 3: Environmental. An area will be allocated to green open space and there will be a hedge and tree planting scheme introduced. A CIL contribution is expected, and it is envisaged BNG and Nutrient Neutrality requirements can be met by the site.

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

*(Approx. 100 words)*

The land is owned by Andrew Allen personally. There is no third-party ownership involved. Discussions have been had with some housing developers who have shown a keen interest in the site, but no agreement for sale has been reached as all parties are waiting for the site to be allocated.

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)*

The following surveys have been carried out: Environmental; Tree Preservation Orders; Flood risk assessment; Minerals; Rights of Way; and Topography Survey. None of these surveys provided a negative response. All future surveys are to be carried out by the future developer once a suitable scheme has been granted Planning Permission.

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)*

Following the allocation of this site, we anticipate a sale to a developer being agreed, subject to obtaining a suitable Planning Permission, with a period of six months. The start date of the development will be determined by the developer and South Norfolk Council's planning department.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC BAW1REV

**SITE ADDRESS (as per the site allocation policy):**

Land east of Stocks Hill

**PROPOSED DEVELOPMENT:**

Up to 35 dwellings on 1.97ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Matt Davidson on behalf of Crocus Homes Limited

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

27th September 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)*

Yes. A Full Planning Application is imminent and will confirm that the site is available, suitable and deliverable.

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

*(Approx. 100 words)*

Crocus Homes have a legal agreement/contract to purchase with our landowner subject to Planning Permission being granted by South Norfolk Council, at the appropriate time. The land is unencumbered and owned by a single party/owner.

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)*

Following extensive pre planning work including advice from Statutory Authorities a full Planning Application will be submitted in the early part of October 2024 – this includes full details of all planning matters and based on in depth survey work from specialists.

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)*

- Planning Application = October 2024.
- Planning Permission = December 2025.
- Technical Work to achieve Start on Site = June 2026
- Start on Site = September 2026
- Completion of Development = March 2028

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BRE1

### **SITE ADDRESS (as per the site allocation policy):**

Land east of School Road

### **PROPOSED DEVELOPMENT:**

Up to 40 dwellings on 2.06ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Ella Murfet (Turley) on behalf of Silverley Properties Ltd (Land Promoters) and  
Sandra Lynne Roberts & Melanie Jane Davies (Landowners)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

15th October 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 available, suitable and deliverable. It is capable of meeting all of the relevant and emerging planning policy requirements and is outside of any Nutrient Neutrality catchment. There are no viability issues associated with the delivery of the site.

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

*(Approx. 100 words)*

The freehold of the land is owned by Sandra Lynne Roberts & Melanie Jane Davies. Silverley Properties Ltd have a Promotion Agreement with the landowners to obtain planning consent, then sell the land to the most appropriate developer on the basis that the site will then be developed. Selling agents are confident of a strong market for this site and the way it is being planned.

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)*

Pre-application discussions have been held with the planning authority with a meeting on 26th April 2024 and written advice received on 14th May 2024, which was positive overall. Ongoing engagement is taking place with Officers over email as the scheme develops. Pre-application engagement has also taken place with the Highway Authority and Lead Local Flood Authority, as well as Bressingham Primary School, Parish Council and local councillors.

In addition, documentation is being prepared to inform the proposals and support a planning application including work around highways, drainage, heritage, ecology, trees and ground conditions.

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 anticipated that an outline planning application will be made in Q4 2024, prior to the adoption of the emerging Plan. A reserved matters will be submitted in Summer 2025. Start on site between Autumn 2025 and Spring 2026. Site completion by end of 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BRO1

### **SITE ADDRESS (as per the site allocation policy):**

East and West of the B1332, Norwich Road

### **PROPOSED DEVELOPMENT:**

Up to 50 dwellings on 2.47ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of 50 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, and Biodiversity Net Gain. The Site is outside the area effected by Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for the Site.

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

*(Approx. 100 words)*

FW Properties have entered into an exclusive position with the landowners of the Site so the Site is in full control of the Developer and available for development. With regards to the existing layby running along the frontage of the eastern part of the Site, this will be included in our discussions with Highways in relation to providing a new roundabout as part of the scheme.

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)*

FW Properties previously developed 12 houses in 2015 on the adjacent land immediately to the south and are therefore very familiar with developing new homes in this part of Brooke. We also submitted a planning application in 2018 for a mixed use scheme which included the eastern part of the Site and the required technical surveys were undertaken on this land as part of this application. As a result of these earlier projects, FW Properties are confident that the development of this land can be delivered.

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)*

FW Properties are intending to submit the detailed planning application for the Site in 2025/26 once the VCHAPS has been adopted and we have agreed the design and specification of the new roundabout with Highways. We will commence the development of the new homes as soon as possible following receipt of planning consent.



## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BUN 1

### **SITE ADDRESS (as per the site allocation policy):**

Land to North of Bunwell, Street

### **PROPOSED DEVELOPMENT**

Approximately 20 dwellings on 1.2

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Peerless Properties (Norfolk) Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

07th October 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 GIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

*(Approx. 100 words)*

Available -yes - an option agreement is in place with a developer who is ready to commence work once planning permission is obtained.

Suitable location now - yes - this has already been determined as part of the VCHAPS assessment process

Achievable -yes within the lifetime of the plan. The site is allocated in a development plan, but a planning application has yet to be submitted and will need to address Biodiversity Net Gain and Nutrient Neutrality, both of which have the potential to affect the number of homes that can be delivered on the site (due to the need for mitigation).

The developer is aware of the potential CIL liability.

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

*(Approx. 100 words)*

Land ownership - Moira and Kevin Gedge both of Lilac Farm, 128 Bunwell Street, Bunwell, NR16 1QX.

Option to purchase with local developer who is ready to commence works.

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)*

Due diligence has been undertaken by Peerless Properties in reaching agreement with the landowner including initial work on layouts demonstrating the sites capacity for the allocation of new homes and consideration of technical matters.

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)*

Detailed planning application would be submitted within 4 months of confirmation of site allocation.

Planning period is anticipated to be at least 6 months, due to the need to resolve nutrient neutrality issues.

Start on site within 6 months of receipt of detailed planning permission (subject to pre-commencement conditions).

Estimate completion by 2028.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BUN2

### **SITE ADDRESS (as per the site allocation policy):**

Land opposite Lilac Farm, Bunwell Street

### **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 0.85ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Graham Bloomfield MRTPI - Land & Planning Partner at Sequence (UK)  
Ltd on behalf of Sanjib Mozumder, Palgrave Investments Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

28 October 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.

Sequence consider the site to be viable, suitable and deliverable when considered against these 3 tests under paragraph 69 of the Framework.

The site is available with the site under option to Palgrave Investments to bring the site forward including making these representations.

Sequence would concur with the findings of planning officers and councillors of South Norfolk Council through a thorough site assessment process that the site is suitable for residential development and a sustainable location for the reasons set out in the Regulation 19 VCHAP document.

With regard to deliverability, again the site is being brought forward by a developer in Palgrave Investments, supported by Sequence (UK) Ltd who can undertake detailed financial and viability appraisal. It is recognised that the site is affected by nutrient neutrality within the Yare Catchment, which does bring a degree of uncertainty in terms of costs but at this stage there are no particular concerns in terms of the deliverability of the site.

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

*(Approx. 100 words)*

The site is being promoted by Palgrave Investments Ltd, a developer with a proven track record, who have an option agreement with the landowner.

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)*

Due diligence has been undertaken by Palgrave Investments in reaching agreement with the landowner including some initial work on layouts demonstrating the site does have capacity for the proposed allocation of new homes, and consideration of technical matters.

Unless specifically encouraged by South Norfolk Council to bring the site forward sooner, it is anticipated that submission of a planning application would follow adoption of the VCHAP or certainly significant progression through EIP and receipt of the Inspector's Report, particularly in the context of the site being affected by nutrient neutrality.

However, Palgrave Investments Ltd is keen to bring the site forward as soon as appropriate, working collaboratively with South Norfolk Council.

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)*

The most recent Local Development Scheme (LOS) for South Norfolk dated January 2024, proposes adoption of the VCHAP by September/October 2025. In line with the response set out above, Sequence would therefore propose that submission of a planning application would be Winter 2025 or Spring 2026 but again consideration would be given to bringing the site forward sooner.

On this basis, a target date of 13 weeks for a major application (unlikely to trigger EIA) to be determined would see full planning permission granted Spring /Summer 2026.

With a likely requirement to discharge conditions this could add a further couple of months which would see a commencement Summer / Autumn 2026. For a site and developer of this scale it is anticipated construction would be completed in less than a year which would see completion in Summer / Autumn 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC DIT1REV

### **SITE ADDRESS (as per the site allocation policy):**

Land at Thwaite's and Tunneys Lane

### **PROPOSED DEVELOPMENT:**

Up to 45 dwellings on 2.53ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Justin Coote, Director of Badger Building (E.Anglia) Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

23rd September 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 available, suitable and deliverable. Badger owns the corridor between the end of the existing access road created by recent development and the proposed allocation site.

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

*(Approx. 100 words)*

The original proposed allocation is in the ownership of Badger Building (E. Anglia) Ltd with an agreement in principle in place for the proposed additional allocated land.

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)*

Constraints being explored, technical surveys ongoing together with engagement with statutory bodies.

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)*

A planning submission will be submitted shortly after the adoption of the VCHAP, a start anticipated 12 months thereafter with completion approximately 2 years thereafter that.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BRM1

### **SITE ADDRESS (as per the site allocation policy):**

Land west of Old Yarmouth Road, Broome

### **PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.62ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jasmine Philpott (Durrants) on behalf of Matthew Church - W R Church & Sons c/o (landowner)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

4th October 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 remains available for development, and the landowner is committed to bringing the site forward. Further to a review of Policy VCBRM1, we can confirm that the site can be delivered in accordance with the wording of the policy. The landowner owns the surrounding land, which can be used for BNG offset if required. The site is outside of any nutrient neutrality catchment, making it immediately deliverable. The landowner sold the previous phase for development, which has now been completed. Initial high-level viability work indicates that the site remains available, suitable and deliverable.



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

*(Approx. 100 words)*

The freehold of the land is owned by Joyce, John and Matthew Church.

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)*

The site has been promoted by the landowner's agent for many years, but only high-level technical work has been undertaken at this stage as the site was previously considered unsuitable for allocation.

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)*

Assuming the site is sold to a developer, the likely timescales are: VCHAP adopted Winter 2025 / Site marketed for sale Winter 2025 / Submission of planning application Spring 2026 / Grant of planning permission and completion of sale Summer 2026. Start on site Autumn 2026. Site completion Spring 2027 (assuming a build rate of 2 per month).

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC EAR1

### **SITE ADDRESS (as per the site allocation policy):**

Land east of School Road

### **PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.3ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Alan Cole on behalf of Norwich Diocesan Board of Finance Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

21st October 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 whole of the site VC EAR1 remains available, suitable and deliverable taking into account the policies required in the emerging Local Plan together with Biodiversity Net Gain. It would be our intention as landowner to bring this site forward for development as soon as a planning permission had been obtained following its formal allocation. The site's delivery will achieve economic, social and environmental benefits for the community as a whole.

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

*(Approx. 100 words)*

The entire site is within the ownership or control of the Norwich Diocesan Board of Finance Ltd and its Incumbent of the Parish of Earsham. The site has frontage to an adopted highway that will provide access into the site. No third-party land would be required to bring this site forward for development.

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)*

Following the commission of a massing plan to influence the potential road layout and master layout plan for the development of the site, highway consultants are being commissioned to design a road layout including a junction onto School Road.

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)*

With this highway report it will be able to demonstrate whether the current rectory standing at the entrance to the site can remain or needs to be replaced. The existing rectory is not energy efficient with poor EPC rating so its replacement will be ideal. With this information a timeline for bring the site forward for planning and subsequent early sale on the open market will be progressed.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC EAR2

### **SITE ADDRESS (as per the site allocation policy):**

Land north of The Street

### **PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.4ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Justin Coote, Director of Badger Building on behalf of Mr Nicholas Meade  
(Landowner)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

11th March 2025

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 available, suitable and deliverable. The site can be delivered in accordance with policy requirements of the GNLP and the VCHAP as well as CIL and BNG.

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

*(Approx. 100 words)*

Badger has an agreement in principle to bring the site forward once allocated.

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)*

Work has been undertaken to demonstrate that the frontage footpath connection to the existing is deliverable within the highways boundary and land owned by the County Council.

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)*

A planning application will be prepared once the allocation is confirmed. A start on site is anticipated 12-18 months from receipt of planning permission, once pre-commencement conditions and technical approvals have been cleared/obtained. Completion of the development will be approximately 2 years from its start.

# Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

## **SITE REFERENCE:**

VC GIL1REV

## **SITE ADDRESS (as per the site allocation policy):**

South of Geldeston Road and Daisy Way

## **PROPOSED DEVELOPMENT:**

Approximately 40 dwellings on 2.92 ha

## **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

G. D. Smith Dip TP MRTPI MBA on behalf of Todhunter Ltd

## **DATE OF COMPLETION OF DELIVERY STATEMENT:**

2nd October 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)*

**AVAILABILITY** The site is arable farmland in the ownership of Todhunter Ltd and can be made available to a developer subject to planning permission. **SUITABLE** Land to the north of the site has been zoned and developed. The proposed site has been accepted by the Council as the next phase in the provision of housing in Gillingham and is seen as an extension of the existing site. **DELIVERABLE** The site is deliverable to a developer upon the grant of outline and detailed planning permission and other required payments. **CIL PAYMENTS** The outline application acknowledges that the proposed development is liable for CIL at the appropriate rate. **BIO-DIVERSITY NET GAIN** A Shadow Habitats Regulations Assessment of the site has been undertaken in connection with the outline planning application. It concluded that “the only potential effect predicted on the Natura 2000 sites from the proposed development is from limited increased recreational pressure from new residents”. The effects can be offset by an appropriate payment per dwelling under the Norfolk Green Infrastructure and Recreational Avoidance and Mitigation Strategy. The outline plan shows areas of open space which could be the subject of a detailed bio-diversity strategy. **NUTRIENT NEUTRALITY** The site does not fall within a Nutrient Neutrality zone as designated by Natural England.

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

*(Approx. 100 words)*

The land is owned by Todhunter Ltd. Registered office address Sixty Six, North Quay, Great Yarmouth, Norfolk, England, NR30 1HE.

To the author's knowledge, no discussions or agreements have been made with any developer.

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)*

An Outline Planning Application has been submitted to the Council 2022/1993 | Outline planning permission for Residential Development, with school expansion land, open space, landscaping and highway improvements, with all matters reserved except for access | Land South Of The Street Gillingham Norfolk. The application is awaiting determination.

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)*

See above concerning the outline planning application which is awaiting determination. It is assumed that this will be granted in the final quarter of 2024. The prediction of the following events is difficult. However, the finding of a developer and the submission of details should take place in 2025. A start on site could take place in 2026 with completion by the end of 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC GEL1

### **SITE ADDRESS (as per the site allocation policy):**

North of Kell's Way

### **PROPOSED DEVELOPMENT:**

Up to 20 dwellings on 0.76ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Emma Griffiths (Brown & Co) on behalf of Saffron Housing Trust

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

01.10.2024

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)*

It is considered that development could be appropriately designed to respect the varied topography and consequently protect the amenity of neighbouring dwellings, the character and appearance of the conservation area, and the wider landscape setting; particularly that of the Broads to the south. Safe and suitable access could be appropriately secured, as could the provision of a minimum 10% uplift in biodiversity value.

It is therefore considered that the site is available now, suitable for the type and scale of development proposed and deliverable in accordance with local and national planning policy requirements.



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

*(Approx. 100 words)*

The land is owned by Woodton United Charities. Heads of Terms have been agreed with Saffron Housing Trust to acquire the site for development, subject to planning.

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 has engaged informally with South Norfolk Council and Geldeston Parish Council over their proposed development plans for the site. A number of technical surveys have been carried out, including for BNG.

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)*

We expect submission of a planning application by Saffron by Q3 2025. Depending on timescales for determination and satisfaction of associated pre-commencement matters, we anticipate works could start late 2026, with potential completion by the end of 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC HAL1

### **SITE ADDRESS (as per the site allocation policy):**

Land off Briar Lane, Hales

### **PROPOSED DEVELOPMENT:**

Up to 35 dwellings on 2.48ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of 37 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, and Biodiversity Net Gain. The Site is outside the area effected by Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for the Site.

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

*(Approx. 100 words)*

FW Properties have entered into a conditional contract with the landowner for the Site so the Site is in full control of the Developer and available for development.

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)*

FW Properties secured a resolution to grant for the development of 37 new homes on this Site at the Development Committee on 5 June 2024. In addition, we have recently completed the development of 23 new homes on the adjacent allocated site immediately to the south. All the technical surveys have been carried out for this next scheme and FW Properties confirm that the development of this land can be delivered.

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)*

Subject to the completion of the Section 106 Agreement, FW Properties are intending to commence the construction works for this project in early 2025 with completion of all the new homes in late 2026.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC HEM1

### **SITE ADDRESS (as per the site allocation policy):**

Land at Millfields Hempnall

### **PROPOSED DEVELOPMENT:**

Up to 15 dwellings on 0.35ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Stuart Bizley BSc MRICS of SMB Property Consultancy on behalf South Norfolk Council

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

5th December 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)*

We can confirm that in our opinion the site is available, suitable and deliverable. The site is owned by South Norfolk Council and who are actively promoting the site for development. The site is in a sustainable location within the village of Hempnall and based upon current information is deliverable taking account of relevant policies. Also the proposed developer will have the means of providing appropriate Nutrient Neutrality Mitigation to enable the development to proceed.

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

*(Approx. 100 words)*

The site is owned by South Norfolk Council and is subject to an agricultural occupation agreement which is capable of being terminated to allow development of the site. A disposal of the site to Saffron Housing has been agreed on a 'subject to planning' basis and is close to being formally documented.

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 have undertaken a great deal of work in preparation for submitting a full planning application including site surveys, design work and discussion with the Local Planning Authority and other key stakeholders.

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 currently anticipated that a full planning application can be submitted within the next 12 months and allowing a further year for the planning and pre-construction work required a start on site would be possible in 2026 with a period of a year for the development to be completed.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC ELL1

### **SITE ADDRESS (as per the site allocation policy):**

South of Mill Road

### **PROPOSED DEVELOPMENT:**

Approximately 25 dwellings on 1.63ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Richard Shuldham MRICS on behalf of Vaughan Smith

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

07.10.2024

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)*

To the best of our knowledge the site is available, suitable and deliverable and is not impacted by Nutrient Neutrality.

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

*(Approx. 100 words)*

The site is in the sole ownership and control of our client

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)*

The landowners are keen to engage a developer to submit a planning application as soon as they have certainty around the allocation.

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)*

The target would be for the submission of a planning application in 2025 with delivery being as soon as possible thereafter.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC ELL2

### **SITE ADDRESS (as per the site allocation policy):**

Land at Florence Way

### **PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.51ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Cornerstone Planning Ltd obo Bromley Homes Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

04 October 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 available, suitable, and deliverable, having regard to the requirements of the adopted GNLP and emerging VCHAP (draft policy VC ELL2). CIL and BNG requirements can be met. Nutrient Neutrality is not applicable.

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

*(Approx. 100 words)*



The main site is owned by Bromley Homes Ltd, which intends to develop the site in accordance with VC ELL2. Agreement has been reached with South Norfolk Council re. use/adoption of Florence Way (access road). Agreement has been reached with the RSL for the provision of affordable homes.

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)*

Pre-application advice (2022) received from South Norfolk Council, Norfolk County Highways, and LLFA. Majority of requisite consultants' work (for application) completed. Planning application to correspond with the requirements of the proposed Policy VC ELL2 and supporting text. See above re. agreements reached.

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)*

Planning Application anticipated in 2025. Delivery of dwellings in 2027-2028.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC MUL1

### **SITE ADDRESS (as per the site allocation policy):**

Land east of Bluebell Road and north of The Rosery

### **PROPOSED DEVELOPMENT:**

Up to 35 dwellings on 1.5ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Laura Townes MRTPI on behalf of Hopkins Homes Limited

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

11/11/24

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)*

Hopkins Homes confirms the site can be considered to be available, suitable and achievable for residential development.

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

*(Approx. 100 words)*

Hopkins Homes Limited has entered into an option agreement with the landowners to purchase the site on receipt of planning permission.

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)*

Our technical and design teams have appraised the opportunities and constraints and advised there are no technical constraints to development.

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)*

Hopkins Homes anticipates submitting a planning application when the Local Plan can be afforded appropriate weight. Development would be commenced approximately 9 months following grant of planning permission. Development would be completed in approximately one year from commencement.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC SWA1

### **SITE ADDRESS (as per the site allocation policy):**

Land off Bobbins Way

### **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 1ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Adam Bell for Bennett Homes

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

27 September 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)*

Without prejudice to the current consultation where representations have been made to increase the number of dwellings from 20 to 30, the site is available, suitable and deliverable directly by Bennett Homes, an active regional housebuilder that has recently completed a residential development on the adjoining land. The site can meet the policy requirements of the GNLP and VCHAP, as well as making CIL payments and satisfying BNG and NN requirements where appropriate.

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

*(Approx. 100 words)*

The land is owned by the Bobbin family who have an agreement to sell the land to Bennett Homes.

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)*

Bennett Homes has recently completed development of the adjoining land for housing and has the necessary relationships with the Local Planning Authority and statutory consultees, and the local knowledge and technical background to ensure a smooth delivery of this site.

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)*

A planning application could be submitted within six months, with a start on site approximately 12 months later. The development would typically take in the order of 24 months from commencement to completion.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC SWA2REV

### **SITE ADDRESS (as per the site allocation policy):**

Land on Main Road

### **PROPOSED DEVELOPMENT:**

Approximately 40 dwellings on 2.7ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

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)*

Yes

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

*(Approx. 100 words)*

The owners are R Watkinson, F Whitley and S Steward. The land is under contract to Bennett Plc.

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)*

A planning application has been submitted under reference 2023/0908.

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)*

Subject to planning permission, commencement could be in early 2026, with completion during 2028.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC BRA1

### **SITE ADDRESS (as per the site allocation policy):**

Land at Norwich Road, Bracon Ash

### **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 0.9ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of 23 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and Nutrients Neutrality.

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

*(Approx. 100 words)*



FW Properties have entered into a conditional contract with the landowner for the Site so the Site is in full control of the Developer and available for development.

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)*

The Site is allocated for development within the current Local plan. In addition, FW Properties secured a resolution to grant for the development of 23 new homes at the Development Committee on 31 July 2024. All the technical surveys have been carried out for the scheme and FW Properties confirm that the development of this land can be delivered.

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)*

Subject to the completion of the Section 106 Agreement and market conditions, FW Properties are intending to commence the construction works for this project during 2025 with completion of all the new homes in 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC NEE1

**SITE ADDRESS (as per the site allocation policy):**

Land north of High Road and east of Harman's Lane

**PROPOSED DEVELOPMENT:**

Approximately 15 dwellings on 0.9ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Stephen Weatherley

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

28/10/2024

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)*

I can confirm that the site is available and not subject to any rental agreements or lease agreements, the land is suitable, and is deliverable in the short term, this is taking into account the policy requirements of GNLP and the VCHAP, additionally CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

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

*(Approx. 100 words)*

The land is wholly owned by the person putting it forwards to be included in the plan Stephen Weatherley. There have been some approaches made by developers expressing interest in taking the project forward subject to inclusion and subsequent outline planning. It has been considered prescient to enter into formal contractual discussions before inclusion in VCHAP and these will take place after a decision is made. Development of the site does not rely on third parties inclusion, it is well within the remit of the owner to develop the site as the owner/developer.

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)*

Initial enquiries and a study of charges for a planning application of the scale anticipated have been made, and a professional in the business of preparing applications and submitting them has been engaged. It is planned on receipt of official inclusion in the VCHAP, to have pre-application discussions with the local planning authority to best understand their expectations. Technically the site is understood with regard to substrata and drainage conditions. A planning application would be progressed immediately inclusion in the VCHAP is confirmed.

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)*

Delivery of the site is entirely dependent on inclusion in the VCHAP plans, a planning application would be submitted in as short a period as reasonably possible after inclusion. Fencing of the site boundaries and preliminary tests and surveys as required will progress at speed, a reasonable estimate as to the completion of the site would be 3 years from the start of groundworks, obviously factors such as the supply of services to the site (gas / electric /water) are subject to timescales set by the service providers and could affect the planned delivery in exceptional circumstances.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC WOR1

### **SITE ADDRESS (as per the site allocation policy):**

North and south of High Road

### **PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.95ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jake Collinge (Planning Consultant on behalf of Astonhill Land Ltd that has a Promotion Agreement with the landowners Mssrs R and N Bond (High Road North) and Mr and Mrs Riches (High Road South))

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

14 October 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)*

Both sites are available, suitable and deliverable taking account of the policy requirements of the GNLP/VCHAP, together with matters of CIL and BNG. Indeed, this is evidenced by the fact that the Council are currently considering outline planning applications to bring the development forward.

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

*(Approx. 100 words)*

As above (section 'Delivery Statement Completed By'). Both sites are subject to a Promotion Agreement with Astonhill Land Ltd.

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)*

Applications for outline planning permission have been submitted.

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)*

Start on site anticipated within nine months of approval of final Reserved Matter with completion approximately 18 months from starting on site.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC WOR2

### **SITE ADDRESS (as per the site allocation policy):**

Land at the junction of High Road and Low Road

### **PROPOSED DEVELOPMENT:**

Approximately 5 dwellings on 0.52ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Mr R.A Hadingham

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

04/12/2024

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.

I can confirm the site is still available, suitable and deliverable and will take into account all relevant national and local plan policies.

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

There are currently no agreements with any developers in place.

The land is jointly owned by myself, Robert Hadingham, with my 3 brothers Richard, John and James Hadingham. We were all left equal share by our mother Shirley Hadingham Who passed away on 14/09/2022.

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).

Technical surveys are currently being considered with a view to submit a pre-application in 2026.

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.

We will be looking to submit a formal planning application in late 2026.



## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC NEW1

### **SITE ADDRESS (as per the site allocation policy):**

Land off Alan Avenue, Newton Flotman

### **PROPOSED DEVELOPMENT:**

Approximately 25 dwellings on 1.05ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of 25 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for this Site.

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

*(Approx. 100 words)*

FW Properties have entered into an exclusive position with the landowner of the Site so the Site is in full control of the Developer and available for development. It is the same landowner as the allocated site VC NEW2 set out below.

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)*

FW Properties secured a resolution to grant at the Development Committee on 31 July 2024 for the development of 31 new homes on the adjacent allocated site VC NEW2 – we are due to commence the development of this scheme in early 2025. All the technical surveys have been carried out for this first phase scheme, most of which will also be applicable for site VC NEW1. As a result, FW Properties confirm that the development of site VC NEW1 can be delivered.

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)*

FW Properties are intending to submit the detailed planning application for the Site in 2025 so that it can be determined immediately after the adoption of the VCHAP. FW Properties will commence the development works as soon as possible following receipt of planning consent and will deliver all of the new homes in one principle phase of development.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC NEW2

### **SITE ADDRESS (as per the site allocation policy):**

Land adjacent Alan Avenue, Newton Flotman

### **PROPOSED DEVELOPMENT:**

Approximately 30 dwellings on 1.3ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 October 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)*

FW Properties confirm that the Site is available, suitable and deliverable for the development of 31 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and Nutrients Neutrality.

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

*(Approx. 100 words)*

FW Properties are the owners of the Site.

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)*

The Site is allocated for development within the current Local plan. In addition, FW Properties secured a resolution to grant for the development of 31 new homes at the Development Committee on 31 July 2024. All the technical surveys have been carried out for the scheme and FW Properties confirm that the development of this land can be delivered.

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)*

Subject to the completion of the Credit Purchase Agreement for the Nutrient Neutrality credits and the Section 106 Agreement, FW Properties are intending to commence the construction works for this project in early 2025 with completion of all the new homes in late 2026.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC PSM1

### **SITE ADDRESS (as per the site allocation policy):**

Land north of Norwich Road and west of Poppy's Lane

### **PROPOSED DEVELOPMENT:**

Up to 50 dwellings on 2.83ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jasmine Philpott (Durrants) on behalf of Richard Cole (landowner).

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

3rd October 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)*

VC PSM1 remains available for development. Initial master planning work was undertaken to inform the promotion work, and the landowner and agent remain committed to bringing the site forward for development. The landowner owns much of the surrounding land, which is available for BNG offset if required. The Site is outside of any Nutrient Neutrality catchment. The landowner has been approached by numerous developers and promoters. At 50 units, the site is considered viable with the relevant policies taken into account and is therefore available, suitable and deliverable.

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

*(Approx. 100 words)*

The freehold of the Site is wholly owned by Richard Cole (registered under his business name, Pulham Farms Ltd). He has been approached by numerous developers and promoters, but has not accepted any offers to date as it was deemed preferable to await the adoption of the VCHAP before pursuing a development agreement.

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)*

Due to the delays in preparing the VCHAP, the decision was taken not to pursue any technical work until the Plan was at a more advanced stage.

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)*

Assuming the VCHAP is adopted in Winter 2025, we would anticipate the following timeline: Adoption Winter 2025 / Site marketed for sale Winter 2025 / Submission of planning application Summer 2026 / Completion of sale and grant of planning permission Autumn 2026 / Start on site Spring 2027 / Site completion Spring 2029 (assuming a build rate of 2 per month).

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VCROC1

### **SITE ADDRESS (as per the site allocation policy):**

Land south of New Inn Hill

### **PROPOSED DEVELOPMENT:**

Approximately 25 dwellings on 1.47ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

John Long Dip TP MRTPI, Director John Long Planning Ltd and Daniel Green of Durrants on behalf of John Heathcote, Diana Davies and Robert Loades (the Landowners of site VCROC1).

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

4 October 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 Landowners consider the site meets the three tests set out in the National Planning Policy Framework (NPPF). The Landowners confirm that the site remains 'available' for development. Having reviewed the latest iteration of policy (Policy VC-ROC1, Reg. 19 Addendum version) and its requirements, the Landowners confirm that on the basis of current available information, the site remains 'suitable' for development. Also, taking into account the site's requirements including the measures to protect heritage assets, CIL and BNG the site remains 'deliverable'. The site is outside of the 'Nutrient Neutrality Surface Water Catchment (River Yare)'; and currently outside of the 'Waste Water Treatment Works within the Catchments' zone. Once allocated, the Landowners (or promoters/developers) will work together to jointly commission the necessary technical work to support a planning application and inform a development scheme including landscaping; foul water (including any necessary nutrient neutrality mitigation), arboriculture, ecology work etc. The highway works, to include a pedestrian footway across the site frontage to connect to the existing pedestrian footway to the west of the site (Eel Catcher Close) can be delivered, provided that the land to create the connection is either in the Landowners ownership or the adopted highway. A secondary pedestrian access to the site from The Street, east of Old Hall Barn can be achieved, which can enable a connection to the public footpath to the east of the proposed allocation can be delivered. However, this access will need to be shared with farm vehicles as it provides an important field access to farmland to the south. The Landowners control additional land in the area, should any offsite BNG mitigation be necessary.

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

*(Approx. 100 words)*

The site is owned by three landowners. The Landowners are confident that the site is not encumbered by restrictive covenants and have had this confirmed by their lawyers. No formal contract has yet been entered into regarding the site's sale to a developer, although a number of developers have expressed an interest in purchasing the site. The Landowners intention is to continue to promote the site through the Development Plan process, and once formal allocation is confirmed will enter into discussions with prospective developers/purchasers.

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)*



The Landowners have commissioned their own heritage advice to better understand the potential heritage impacts of a future scheme and likely mitigation measures. The advice confirms that a development of 25 dwellings can be accommodated on the site, without an adverse impact on nearby heritage assets. The Landowners note the provisions in the latest iteration of policy (Policy VC-ROC1, Reg. 19 Addendum version) to retain an area at the western end of the site free from development and can support this expectation. The landowners have also commissioned their own highway advice to confirm that the site can be adequately accessed, and the necessary visibility splays can be achieved.

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)*

The Landowners intend to continue to promote the site through the Development Plan process. Once the site is formally allocated in the Adopted VCHAPs document assumed to be in 2025, the Landowners will conclude negotiations with prospective developers/purchasers. The expectation is that a planning application will be submitted late 2025/early 2026, with a commencement on site, later in 2026/early 2027 following approval of the planning application and discharge of conditions.

Completion of the 25 units is likely to be within 18 to 24 months of the development commencing, most likely late 2028/early 2029.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC SEE1

**SITE ADDRESS (as per the site allocation policy):**

West of Mill Lane

**PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.53ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jamie Key (Otley Properties)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

4 October 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 Landowner/developer considers that the site allocation/policy meets the three tests set out in the National Planning Policy Framework (NPPF). The Landowner/developer confirms that the site remains 'available' for development. The Landowner/developer confirms that on the basis of current available information, the site remains 'suitable' for development. Also, taking into account the site's requirements including the measures to ensure that the scheme will be set out as frontage housing, measures to ensure the protection of mature trees adjoining the site, CIL and BNG, the site remains 'deliverable'. The site is outside of the 'Nutrient Neutrality Surface Water Catchment (River Yare)'; and outside of the 'Waste Water Treatment Works within the Catchments' zone. Once allocated, the Landowner/developer will commission the necessary additional technical work to support a planning application and inform a development scheme, including landscaping; foul water, including engagement with Anglian water in terms of capacity; and arboricultural assessments etc. The highway works, to include a pedestrian footway across the site frontage and carriageway widening can be delivered, provided that the land needed is either in the Landowner's ownership or the adopted highway. The Landowners control additional land in the area, should any offsite BNG mitigation be necessary.

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

*(Approx. 100 words)*

Land ownership in R W Key. Agreement with Otley Properties to develop.

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)*

Pre Application surveys undertaken. Ecology and Highways Assessments completed.

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)*

Planning application proposed in 2025. Predicted start date early 2026.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC SPO1REV

**SITE ADDRESS (as per the site allocation policy):**

Land west of Bunwell Road

**PROPOSED DEVELOPMENT:**

Approximately 35 dwellings on 2.31ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Stantec on behalf of KCS Development

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

24th September 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; available (being promoted on behalf of the landowners, with necessary agreements in place) suitable for residential development (as demonstrated in the Outline planning application and emerging plan allocation) and deliverable (land agreements are in place, and there is initial housebuilder interest). The site is viable.

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

*(Approx. 100 words)*

Site is being promoted by KCS Development on behalf of the landowners. The necessary land and promotion agreements are in place with KCS and there is initial interest from housebuilders to acquire the site subject to planning.

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)*

Current Outline planning application (2024/0879) submitted following detailed pre-application engagement with the council and public consultation. The application being informed by a range of technical surveys. The planning application has been subject to ongoing consultation with many of the matters raised having been addressed in the planning application documents.

The Outline application includes details of access, layout, and landscaping and is therefore a more detailed Outline application than would normally be the case. Only details of scale and appearance would be reserved.

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)*

Anticipated timescales;

Outline planning permission – late 2024 / early 2025

Reserved Matters submission – mid 2025 Reserved

Matters consent – late 2025

Discharge of conditions – late 2025 Start

on site – early 2026

Completion – early 2028 (based on completion of 30-40 dwellings per annum)

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC SPO2

### **SITE ADDRESS (as per the site allocation policy):**

South of Station Road

### **PROPOSED DEVELOPMENT:**

Approximately 25 dwellings on 1.67ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Alex Bloss for Roberts Molloy on behalf of Landowner

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

30 October 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 available for development, as previously stated in VCHAP submission documents (site also previously been approved for partial development); Suitability has been assessed by SNC as part of Local Plan allocations and independent assessment has shown the site is capable of being brought forward in compliance with all major planning policy (this has just been confirmed as part of pre-app engagement). Initial works have shown biodiversity can be achieved on site and on adjacent land within ownership. The Site is within the Nutrient Neutrality catchment area and therefore may be impacted by potential delays in securing credits but is otherwise deliverable in the short term, with no other identified viability issues.



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

*(Approx. 100 words)*

Landownership is with Trevor Cullum of The Lodge, 43 Rectory Lane, Mulbarton, Norwich NR14 8AG. A Housing Developer is currently onboard to bring development forward as part of a Joint Venture with the landowner.

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)*

An initial layout for the site has just been submitted for pre-application discussions with the Local Planning Authority to confirm suitability to proceed at this time. In anticipation of a submission in early 2025 technical surveys are now underway to confirm parameters and provide detailed support to any Planning Submission, whilst Detailed House, Layout and Landscaping designs are developed and finalised.

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)*

Submission of Planning Application is anticipated by March 2025; Allowing 6months to facilitate the Planning process and secure Legal Agreements etc. If grant of Permission is around September 2025. Commencement on site is likely in early 2026. This allows three months to secure any Discharge of Conditions whilst Building Regs are finalised. All timescale post submission is subject to availability of and securing Nutrient Neutrality approvals. Anticipated up to 24 months for build-out and completion.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC SPO3

**SITE ADDRESS (as per the site allocation policy):**

Lane at School Lane

**PROPOSED DEVELOPMENT:**

Up to 7 dwellings on 0.55ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jason Barber of Studio 35 Architecture Ltd (AGENT)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

4/12/24

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)*

I confirm the site is available, suitable and deliverable. The site is an extant permission with a material start. The recently new owners, Orchard Homes are currently seeking a variation to the current permission via application 2022/0095. The site is pre BNG & NN as confirmed by SNDC but will contribute CIL payments.

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

*(Approx. 100 words)*

The owners of this site are Orchard Homes (East Anglia) Ltd. Orchard Farm, Bush Green, Pulham Market, Diss, Norfolk, IP21 4YB

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)*

The site has an extant permission. The recently new owners, Orchard Homes are currently seeking a variation to the current permission via application 2022/0095. The principles of this proposal have been agreed by SNDC and we aim for permission to be granted in Jan 2025.

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)*

As soon as permission 2022/0095 has been granted the owners intend to start building Plots 1 & 2 in the early spring 2025. Orchard Homes require this site to start immediately to avoid needing to reduce their staff while lesser sites are available due to NN & because of the damage to the viability of sites via BNG requirements.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC STO1

**SITE ADDRESS (as per the site allocation policy):**

Land north of Long Lane

**PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.42ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

A Squared Architects on behalf of BM Harrold (landowner)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

04/10/2024

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)*

We can confirm that the site can be considered to be available, suitable and deliverable when taking into account local and national planning policy requirements. Furthermore, viability has been considered in the context of Biodiversity Net Gain and Nutrient Neutrality by the landowner's commercial agents Brown & Co. Detailed discussions with Norfolk County Council have identified highways infrastructure requirements and detailed site investigation has been undertaken to develop an effective, site specific, drainage strategy for the proposed development.

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

*(Approx. 100 words)*

The land is owned by the Harrold family and is currently part of the Salamanca Farm holding, managed by a long-standing tenant farmer. Local housebuilders, Ingram Homes, have been involved to date as a partner developer, having previously developed the adjacent land at Harrold Place in partnership with the Harrold family. Discussions with Ingram Homes are ongoing and as viable Nutrient Neutrality mitigation and credit schemes have materialised and are now operational, the development can proceed with much greater certainty.

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)*

Detailed pre-application discussions have been held with SNDC, NNDC Highways and the Parish Council.

The following site investigation, technical surveys and design work has been undertaken in preparation for a planning application submission:

- Site investigation and percolation tests,
- Tree survey and AIA,
- Ecological survey and assessment,
- Contamination survey and risk assessment,
- Transport note,
- Topographic site survey,
- Floor risk assessment and surface water drainage design
- Architectural plans, elevations, site sections and site layouts,
- Design and access statement

Further pre-application work will now be undertaken to consider Biodiversity Net Gain requirements.

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)*

As outlined above, a significant amount of pre-application consultation, survey and design work has been undertaken. Moving forward, it is now proposed to work with the project ecologist to assess the Biodiversity Net Gain requirements in detail and reflect the likely Biodiversity Plan in the scheme. It is anticipated that an application for full planning permission would be submitted in 2025, subject to securing the required Nutrient Neutrality credits / mitigation. Assuming planning permission is granted it is anticipated work would commence during Q2 2026, with the development completing in Q4 2027.

## 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):**

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

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.



## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC TAC2

### **SITE ADDRESS (as per the site allocation policy):**

Land adjacent The Fields

### **PROPOSED DEVELOPMENT:**

Approximately 21 dwellings on 0.95ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Paul Feaveareyear on behalf of Heritage Developments Ltd

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

30th October 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 available: it's within the ownership and control of the developer/applicant with regards to the below-referenced applications.

The site is suitable: it's well-related to Tacolneston and the services/facilities located there. Safe vehicular and pedestrian access can be achieved. The site's within Flood Zone 1. The site's not within/adjacent to a conservation area, a National Landscape, SSSI, or any other area designated nationally for environmental quality. There are no listed buildings that would be impacted by the development. The site benefits from extant planning permission for residential development comprising 21 dwellings. The planning permission demonstrated the site's suitable for the quantum of development proposed.

The site is deliverable: via the below-referenced applications it's been subject to various technical reports/assessments which have demonstrated that residential development is deliverable. Nutrient neutrality is applicable and remains an ongoing consideration as mitigation within the catchment is progressed. Mandatory BNG is not applicable under the extant planning permission or current application for full planning permission.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate. *(Approx. 100 words)*

The site is owned by the developer and applicant in respect of the below-referenced planning applications.

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)*

The site benefits from extant outline planning permission for development comprising 21 no. dwellings (Ref. 2017/0225).

An application (Ref. 2021/2572) for the approval of reserved matters pursuant to the above outline planning permission is pending consideration.

An application (Ref. 2023/3857) for full planning permission for development comprising 21 no. dwellings is pending consideration.

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)*

Outline planning permission for the proposed development has been granted and remains extant. An application for the approval of reserved matters pursuant to the aforementioned planning permission is pending consideration. A subsequent application for full planning permission for development comprising 21 no. dwellings is pending consideration.

Subject to a successful nutrient neutrality mitigation strategy, the site would start in the second half 2025, with a build programme of approximately 2 years.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC TAS1REV

### **SITE ADDRESS (as per the site allocation policy):**

North of Church Road

### **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 1.2ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Aldridge Lansdell, Chartered Surveyors, The Plain, Long Stratton, NR15 2XG,  
as Agents for the Trustees of the FDS Retirement Benefits Scheme, the  
owners of the site.

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

20th February 2025

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)*

We confirm the site meets the three tests in the NPPF and is available now, suitably located for development which will contribute to sustainable mixed communities, and achievable, with a reasonable prospect that housing will be delivered within 5 years, and is therefore deliverable, subject to Credits for both Nutrient Neutrality and Biodiversity Net Gain being available and obtainable.

The owners of the site are very keen to see the site developed in accordance with the Site Specific Policy requirements for the current allocation in the 2015 adopted Local Plan, as varied by the Policy requirements in the proposed VCHAP, as is the proposed purchaser and developer, Porter Developments Ltd.

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

*(Approx. 100 words)*

The owners of the land are the Trustees of the FDS Retirement Benefits Scheme, of Cedar Lodge, Ipswich Road, Tasburgh, Norwich, NR15 1NS. A sale of the land was agreed, subject to conditional contract, in April 2023 to Porter Developments Ltd, of 35, Ashby Road, Thurton, Norwich, NR14 6AX.

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)*

Porter Developments Ltd have been in direct discussions with Planning Officers in the Council's Planning Department, as have their Agents, Bidwells, in Norwich, on ways to progress the matter, obtain Nutrient and BNG Credits and submit a full planning application for a provisionally acceptable scheme for 20 dwellings, including 30% affordable. Porter Developments have already carried out site soil tests and obtained engineers' calculations of the subsoil for percolation of surface water from the site, obtained calculations for the number of Nutrient Neutrality and Biodiversity Net Gain Credits required for the site, with provisional costings, undertaken a topographical site survey and their Architects have prepared a tentative scheme and site layout.

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)*

Porter Developments anticipate submitting a full planning application within three months of being able to obtain the Nutrient Neutrality and Biodiversity Net Gain Credits. They understand that if they submit an application prior to obtaining the Credits, the application will be validated but will not otherwise be progressed or consulted on until the Credits are available and obtained. Once full planning permission is granted, they expect to start on site within one month and to complete the development within two years of commencement.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC THU1

### **SITE ADDRESS (as per the site allocation policy):**

Land north of Blacksmiths Gardens, Thurlton

### **PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.78ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jasmine Philpott (Durrants) on behalf of Geoffrey Collen (landowner)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

4th October 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 remains available for development, and the landowner is committed to bringing the site forward. Further to a review of Policy VCTHU1, we can confirm that the site can be delivered in accordance with the wording of the policy. The landowner owns the surrounding land, which can be used for BNG offset if required. The site is outside of any nutrient neutrality catchment, making it immediately deliverable. The landowner sold the previous phase for development, which has now been completed. Initial high-level viability work indicates that the site remains available, suitable and deliverable.

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

*(Approx. 100 words)*

The Site is owned by Stephen and Geoffrey Collen. Numerous approaches have been made by developers and promoters, including the developer of the previous phase. At this stage, the decision has been taken to await adoption of the Plan before marketing the site and choosing a delivery partner.

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)*

The access has been explored in significant detail, including conversations with the Council (and Highways), as well as a private highways consultant. All parties are now agreed that 12 units can be access through the adjacent scheme.

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)*

Assuming the site is sold to a developer, the likely timescales are: VCHAP adopted Winter 2025 / Site marketed for sale Winter 2025 / Submission of planning application Spring 2026 / Grant of planning permission and completion of sale Summer 2026. Start on site Autumn 2026. Site completion Spring 2027 (assuming a build rate of 2 per month).

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC THU2

### **SITE ADDRESS (as per the site allocation policy):**

Land adjacent to Holly Cottage, west of Beccles Road

### **PROPOSED DEVELOPMENT:**

Up to 15 dwellings on 0.77ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

James Garnham (Director) on behalf of K Garnham Design (Agent) on behalf of Pola Developments Limited (Promoter).

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

30/09/2024

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)*

We have completed a viability appraisal based on the criteria of table 4 of the "Viability Appraisal for the South Norfolk Village Clusters Housing Allocations Plan (VCHAP), including Nutrient Neutrality commentary" with core building costs of £1482 per sqm and developer's profit at 17.5%. The calculation provides a surplus to enable additional costs to be applied such as a Nutrient Neutrality Tariff or other on-site mitigations works. The profit of 17.5% falls within the accepted developers range of 15% to 20%, whilst providing the required infrastructure, and affordable housing (33%), with the land value as per the criteria. We consider Site VC THU2 to be a suitable and deliverable location for new homes within the village. The adjoining site has a partly implemented planning permission within the current settlement limit. This proposed site (SN0149) is an extension of 2016/2904 using the same access point onto the highway. It is in a sustainable location with services and facilities available in the local area, the land is immediately available, and the owner is committed to the development of the site.



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

*(Approx. 100 words)*

Land owned by Paul Stevenson, who is the client preparing the planning submission.

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)*

We are liaising with various consultants in connection with developing a master plan that will enable the site to become deliverable taking into consideration the existing site constraints. We have obtained the following reports to support the pre-application submission that is being prepared for the site, Topographical Survey (Parish Land Surveys), Soakage Testing (Create Consulting), Anglian Water Pre Planning Report, (Anglian Water), Service Maps, Tree Survey and Constraints Plan (Haydens), Flood Risk and Drainage Appraisal (Create Consulting), Preliminary Ecological Appraisal (Greenlight), Bio-Diversity Net gain report (Greenlight), and proposed planning drawings.

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)*

Pre-Application Submission - Quarter 4 2024  
Planning Submission - Quarter 1 2025  
Disposal of site / Construction of Dwellings - Quarter 3 2025

# Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

## **SITE REFERENCE:**

VC TIV1

## **SITE ADDRESS (as per the site allocation policy):**

Pear Tree Farm, west of The Street, Tivetshall

## **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 1.1 ha

## **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jasmine Philpott (Durrants) on behalf of Julie Thorndyke, Patricia Wyatt and Sarah Chapple (Landowners).

Ella Murfet (Turley) on behalf of Silverley Properties Ltd (Land Promoters)

## **DATE OF COMPLETION OF DELIVERY STATEMENT:**

24th October 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 available, suitable and deliverable. Considerable technical work has been undertaken, including high level viability work. The site is outside of any Nutrient Neutrality catchment, and the adjacent land is owned by the Landowner, so is available for BNG offset if needed.

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

*(Approx. 100 words)*

The freehold of the land is owned by Julie Thorndyke, Sarah Chapple, and Patricia Fryatt. The landowners and agent have agreed terms and appointed Silverley Properties Ltd as Land Promoter, who are legally responsible for conducting the pre-application engagement and obtaining planning consent, then selling the land to the most appropriate developer on the basis that the site will then be developed. Selling agents are confident of a strong market for this site and the way it is being planned.

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)*

Technical due diligence undertaken to date includes:

- Preliminary ecological appraisal
- Intrusive ground investigation
- Highways access design
- Utilities report
- Topographical survey

In accordance with validation requirements, additional documentation is being prepared to inform upcoming pre-application discussions in Q4 2024 (with Planning and Highways) and support a planning application.

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)*

An outline planning application will be made in March 2025, prior to adoption of the emerging Plan but following its submission in January 2025. A reserved matters application would be submitted in Summer 2025. Start on site between Autumn 2025 and Spring 2026. Site completion by end of 2027.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC HAD1

**SITE ADDRESS (as per the site allocation policy):**

Land south of Haddiscoe Manor Farm

**PROPOSED DEVELOPMENT:**

Up to 35 dwellings on 3.13ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Emma Griffiths (Brown & Co) on behalf of landowner

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

01.10.2024

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 considered to be available now, suitable for development of the type and scale proposed, and deliverable in accordance with local and national planning policy requirements. It is considered that any scheme could be suitably designed so as to appropriately conserve and protect the trees on site subject of the TPO, to provide safe and suitable access, and to accommodate at least a 10% uplift in biodiversity value.

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

*(Approx. 100 words)*

The site is in the control of a single owner, who is keen to progress the site. As part of this, the agents have had discussions with a number of housebuilders who have shown genuine interest in the site.

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)*

The owners are currently in contract stages with a housebuilder to provide an option, enabling the housebuilder to progress with a planning application. Should permission be forthcoming then the housebuilder would purchase the site and deliver the approved scheme.

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)*

If the Local Authority is prepared to accommodate submission we envisage an application within 12 months and depending upon outcome, reserved matters and start on site within 18 months thereafter.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC BUR1

**SITE ADDRESS (as per the site allocation policy):**

Land north of Staithe Road, Burgh St Peter

**PROPOSED DEVELOPMENT:**

At least 12 dwellings on 0.56ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jasmine Philpott (Durrants) on behalf of Richard Tripp (landowner)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

4th October 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)*

VCBUR1 remains available for development. The landowner and agent remain committed to bringing the site forward for development. The site is outside of any Nutrient Neutrality catchment. The landowner owns the land to the north, which is available for BNG offset if required. Initial high-level viability work indicates that the site remains available, suitable and deliverable.

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

*(Approx. 100 words)*

The site is owned by Richard Tripp. Various approaches have been made by promoters and developers, but the decision was taken to await adoption of the Plan before marketing the site and choosing a delivery partner.

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)*

As above.

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)*

Assuming the site is sold to a developer, the likely timescales are: VCHAP adopted Winter 2025 / Site marketed for sale Winter 2025 / Submission of planning application Spring 2026 / Grant of planning permission and completion of sale Summer 2026. Start on site Autumn 2026. Site completion Spring 2027 (assuming a build rate of 2 per month).

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC WIC1REV

### **SITE ADDRESS (as per the site allocation policy):**

Land to the south of Wicklewood Primary School

### **PROPOSED DEVELOPMENT:**

Up to 40 dwellings on 2.97ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Amber Slater (Brown and Co) on behalf of Anthony Cook

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

02.10.24

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 considered to be available now, suitable for development of the type and scale proposed, and deliverable in accordance with local and national planning policy requirements. It is considered that any scheme could be suitably designed to appropriately conserve and enhance the landscape on site and to the south of the site, as well as providing a safe and suitable access, and accommodate at least a 10% uplift in biodiversity value.



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

*(Approx. 100 words)*

The site is in the control of a single owner, Anthony Cook, who is keen to progress the site. We understand the owner has had discussions with housebuilders, and the agents are aware of housebuilders who have shown genuine interest in the site.

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)*

The owner is in early stages of discussions with housebuilders which would enable the selected housebuilder to progress with a planning application. Should permission be forthcoming then the housebuilder would purchase the site and deliver the approved scheme.

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)*

If the Local Authority is prepared to accommodate submission, we envisage a planning application within 12 to 18 months and, depending on outcome, reserved matters and start on site within 18 months thereafter.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC WIC2

**SITE ADDRESS (as per the site allocation policy):**

Land off Hackford Road

**PROPOSED DEVELOPMENT:**

Minimum of 12 dwellings on 0.89ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Jason Barber on behalf of Orchard Homes (East Anglia) Ltd

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

18/09/24

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)*

I can confirm the site is available, suitable and deliverable. Orchard Homes (East Anglia) Ltd have an option on this land subject to allocation. There has already been a site layout and technical data prepared for this proposal. This to ensure when the site is formally adopted a planning submission can be submitted reasonably quickly. The Developer is aware of CIL Payments, Biodiversity Net Gain & Nutrient Neutrality requirements to which relevant Consultants have already been engaged to prepare the required information as part of the statutory process. Concluding a clear indication that the Applicant is committed to delivering this development as soon as reasonably possible.

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

*(Approx. 100 words)*

The site is jointly owned by Steve & Louisa Sadler. Orchard Homes (East Anglia) Ltd have a promoter's agreement with the landowners to promote the site through allocation and then submit a planning application to achieve planning permission thereafter. The landowners are obligated to sell the site to Orchard Homes (East Anglia) Ltd on approval of a planning permission.

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)*

To date the following works have been completed. 1) Detailed site layout which has been agreed with Applicant 2) Dwelling Design 3) Drainage enquiries to ensure a suitable drainage system can be implemented 4) Civil Engineer has been appointed who has provided draft designs of a suitable drainage proposal 5) Ecology survey completed and BNG metric being assessed 6) Nutrients Neutrality calculator being assessed 7) Arboricultural report completed.

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)*

The intentions are that once formal adoption of the site has been confirmed by the LPA. A planning application will be made within 6-8 weeks. Subject to the date of approval (season dependent). The Applicant would intend to start works within 3-6 months of the granting of the permission (this also subject to any pre commencement planning conditions)

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC WIN2

**SITE ADDRESS (as per the site allocation policy):**

Land off Mill Road

**PROPOSED DEVELOPMENT:**

Up to 20 dwellings on 0.98ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

KFD Architecture (on behalf of the Applicant - Mr David Mitchell)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

22/10/2024

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)*

We believe the site meets the three tests set out in the NPPF, as noted below:

Economic - The proposal would make a positive contribution to the housing supply by providing new, high-quality housing.

The new dwellings would provide short-term economic benefits through their construction, and longer-term economic benefits through additional household spend within the local community.

CIL contributions and GIRAMs payments will be made in accordance with policy.

Social – As mentioned above the benefit of bringing new families into the area supporting the local school and businesses would be net positive.

Winfarthing benefits from several bus stops within walking distance of the site, which provide regular and frequent services to Diss. Directly north of the site is All Saints Primary School and further North is a public house.

Environmental – The site is currently an agricultural field which is regularly maintained, therefore as existing, the site provides relatively low level of natural habitat. Ecology mitigations will be put forward to ensure the site achieves 10% biodiversity net gains.

Each dwelling will have electric vehicle charging points and each will be heated using renewable energy sources.

This site lies outside the nutrient neutrality catchment area therefore should be considered a deliverable site.

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

*(Approx. 100 words)*

Area of land owned by the Applicant – Mr David Mitchell.

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)*

Pre-application submitted under ref. ENQME/2023/0838 with initial response received in late 2023. Further sketch drawings and follow up enquiry has been submitted and discussions ongoing with Christopher Rickman.

Highways enquiry submitted December 2024 ref. PRE568189988; response received February 2024. Further sketch drawings submitted and correspondence, with latest comments received October 2024 and ongoing.

Topographical Survey completed in March 2023.

Drainage proposals and Flood Risk Assessment (FRA) instructed and awaiting completion prior to Full Planning submission.

As part of this delivery statement, we have provided evidence that there are feasible foul and surface water drainage options at the above site, prepared by PDC (Plandescil) Ltd.

Ecology survey carried out January 2024 and Preliminary Ecology Impact Assessment report completed April 2024.

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)*

Full planning application is scheduled to be submitted by late November 2024 / early December 2024.

The predicated start-on-site date could be early 2026, with a two-to-three-year construction process, the likely completion of development could be 2028.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

**SITE REFERENCE:**

VC WOO1

**SITE ADDRESS (as per the site allocation policy):**

Land south of Church Road

**PROPOSED DEVELOPMENT:**

Up to 50 dwellings on 3.3ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Matt Davidson on behalf of Crocus Homes Limited

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

27th September 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 has recently been (planning) approved by South Norfolk Council, who have themselves assessed this.

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

*(Approx. 100 words)*

Crocus Homes will acquire the site to develop the 50 homes, as soon as the Planning Permission and S106 Agreement is executed/completed – there is a live Contract to purchase the site between Crocus Homes, ESCO and the landowners.

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)*

See above. Planning approval granted at Planning Committee on 28.08.2024. Planning Permission and S106 release expected by end 2025. Crocus Homes are now working up technical information to be able to commence construction work.

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)*

See above, plus likely start on site date expected to be June 2025.

## Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

### **SITE REFERENCE:**

VC ASH1

### **SITE ADDRESS (as per the site allocation policy):**

Land west of New Road

### **PROPOSED DEVELOPMENT:**

Up to 15 dwellings on 1.09ha

### **DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

Richard Shuldhams MRICS obo The Landowners

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

07/10/2024

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)*

To the best of our knowledge the site is available, suitable and deliverable. We are aware of the Nutrient Neutrality constraints to the site and are working with the landowners on identifying solutions, this is currently commercially sensitive information.

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

*(Approx. 100 words)*



The allocation covers two landownerships. The landowners are working collaboratively to see the allocation brought forward.

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)*

The landowners are keen to engage a developer to progress the site, we are awaiting certainty around the local plan to invest in proceeding.

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)*

Planning could be submitted in early 2025 with a start on site as soon as possible thereafter subject to planning conditions.