

Greater Norwich Local Plan Examination in Public (Part 1)

Matter 2 Issue 2

Statement by

Landstock Estates Ltd and Landowners Group Ltd

Introduction

In the interests of clarity and with the aim of presenting a co-ordinated response to the Inspectors, the analysis of housing supply undertaken by Lichfields for Matter 2 and Matter 6 Statements has been jointly commissioned by Halsbury and Landstock Estates Limited & Landowners Group Limited, and is referenced in the Hearing Statements of both participants.

Matter 2-Issue 2

1. It is our position that the evidence contained within the Halsbury Homes Matter 2 Issue 2(M2-I2) Statement identifies a need to provide further housing allocations to eliminate a significant housing (Market and Affordable) delivery shortfall.
2. We also refer you to the Statement within the Halsbury Homes Matter 6 Statement covering Affordable Housing.
3. M2.I2 concludes that the gap between delivery and supply will begin to appear towards the end 2026.
4. The Reg.19 Plan and supporting evidence suggests suitable options for settlement extensions are diminishing thus reducing opportunities for further development. However, the Evidence Documents supporting the Reg 19 Plan in the form of Settlement Booklets confirms that within Wymondham there is clear evidence of significant opportunities to provide edge of settlement development in areas capable of accommodating in excess of 1500 dwellings.
5. We realise that this Examination is not considering site specific alternatives for development. Modifications may arise as result of this Examination requiring further allocations, it is not our intention to pursue a site-specific propositions at this stage of proceedings.
6. It is our view that undertaking a search for any additional sites that may be necessary through proposed Modifications there should be no need for the GNDP to go beyond the evidence provided within the Wymondham Booklet (B1.18). The B1.18 document has details of locational suitability and sites which can accommodate 1,500 dwellings over and above current commitments.

Greater Norwich Local Plan Examination in Public (Part 1)

Matter 6 Issue 1

Statement by

Landstock Estates Ltd and Landowners Group Ltd

Introduction

In the interests of clarity and with the aim of presenting a co-ordinated response to the Inspectors, the analysis of housing supply undertaken by Lichfields for Matter 2 and Matter 6 Statements has been jointly commissioned by Halsbury and Landstock Estates Limited & Landowners Group Limited, and is referenced in the Hearing Statements of both participants.

Matter 6 – Homes (Policy 5)

Issue 1 - Is the policy for affordable housing justified, effective and consistent with the evidence and national policy?

1. For brevity the co-ordinated response to this matter is contained in the Halsbury Homes Statement elsewhere applies in respect Matter 6 Issue 1 paragraphs 1.1 to 1.15 and Figures 1-5.

2. Where reference is made to “new settlement” (paragraph 1.14 and 1.15) of the Halsbury Homes Statement elsewhere and for the purpose of this statement the wording should be taken to read “new allocation”.