
**EXAMINATION OF THE GREATER NORWICH LOCAL PLAN
STATEMENT ON BEHALF OF TERRA STRATEGIC – ID 24244
LAND OFF BAWBURGH LANE, COSTESSEY**

MATTER 3 – STRATEGY FOR THE AREAS OF GROWTH

This Statement is made on behalf of Terra Strategic in respect of Land off Bawburgh Lane, Costessey. Terra Strategic control the majority of the site, with the remainder controlled by Norwich City Council, who are supportive of the development proposal and have agreed for Terra Strategic to take the lead with promotion of the Site through the Local Plan process.

The site forms a contingency allocation within the draft GNLP Sites Document as part of Policy GNLP0581/2043. This contingency site allocation is identified on Submission Policies Map – South Norfolk for approximately 800 homes plus other infrastructure including a primary school and sixth form provision. A Promotional Document is appended to our Matter 2 Statement, which sets out how the site responds its context, and how it could be developed within the Plan period.

ISSUE 6

Preparing for new settlements

- 2) The supporting text to Policy 7.6 indicates that, whilst there are enough sites to meet needs in this plan period, the delivery of new settlements may occur from 2026 onwards. This is only 4 years from the adoption of this Plan. Does the evidence support that delivery could really be that soon after the adoption of this plan? What effect would this have on land supply in the plan period given that a significant buffer has already been included in the housing provision in the Local Plan including a contingency site.**

1.1 Whilst we support the ambition to deal with longer term housing needs, there is limited evidence that a new settlement scale site would be capable of delivery by 2026. A review of large sites by Lichfields concludes that the average time for validation of the first planning application to completion of the first dwelling on sites if 2,000+ dwellings is 8.4 years. This only

drops to 7 years on schemes of 1,500 to 1,999 dwellings¹. This excludes any time spent in the Local Plan process.

- 1.2 There is a more immediate way to 'provide additional flexibility to ensure delivery of current housing targets'², and that is to ensure 800 dwellings in Costessey is included in the housing supply now as a full allocation (see our response to Matter 3, Issue 1).

¹ Lichfields – Start to Finish, Second Edition (February 2020), page 6

² Greater Norwich Local Plan Pre-Submission Draft Strategy [A1], paragraph 397