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

MATTER 6 – HOMES (POLICY 5)

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.

We append a Promotional Document which sets out how the site responds to its context, and how it could be developed within the Plan period.

ISSUE 1

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

QUESTIONS

1) Questions 1 to 9

1.1 We have no specific response to questions 1 to 9 other than to support the affordable housing target, which appears to have been assessed as part of a typology approach within the various stages of the Viability Study [B26].

10) Are the respective affordable housing targets achievable and deliverable?

1.2 As we have set out in our response to Matter 2, Issue 2, we have concerns regarding the Plan's ability to deliver the full affordable housing need. Over the period 2011-21 affordable delivery as a percentage of overall delivery was 25%, and between 2016-21 it was 26%. The Joint Core Strategy over this period required sites over 16 dwellings (or over 0.6 hectares) to deliver 33% affordable housing. On the basis of the housing requirement proposed, we do not consider the new Plan's affordable housing target will be achievable and deliverable, particularly given the challenging nature of some of the strategic sites which make up a significant proportion of the supply. Within the same Matter Statement we propose an amendment to the contingency site at Costessey respond to help address this and ensure the Plan is sound.

11) Does the policy sufficiently recognise the need for viability considerations? Has the impact of affordable housing requirements on the viability of schemes been robustly assessed?

1.3 We have no specific comments.