
**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.

A Promotional Document is appended to our Matter 2 Statement, which sets out how the site responds to its context, and how it could be developed within the Plan period.

ISSUE 5

Self / Custom Build Housing

QUESTIONS

1) Is the requirement for at least 5% of plots on sites of 40 dwellings or more to be self/custom build housing justified by the evidence and consistent with national policy? Has this requirement been subject to viability testing?

1.1 The Plan states that in 2018/19, there were 113 people on the self-build and custom-build registers in Greater Norwich¹. We query what the latest position is on need, how this is forecast to increase over the Plan period, and whether this justifies a requirement for 5% of every non-flatted development above 40 dwellings being self or custom build. Even if this target were

¹ Greater Norwich Local Plan Pre-Submission Draft Strategy [A1], paragraph 282

achieved on half of the overall total housing potential (24,746 dwellings), this would be 1,237 self/custom build houses.

2) Is there evidence to indicate that this level of provision will be delivered?

- 1.2 We have no objection to the requirement for self/custom building housing, providing it is supported by viability evidence regarding its deliverability. It is not immediately clear from the evidence base whether this is the case. The 2017 Viability Study [B26.1] states at page 9 that self-build is excluded from the scope of the report as it is assumed to be the same cost as residential. Evidence is needed to support this. The December 2020 Viability Study [B26.3] also appears to confirm that self-build or custom build accommodation has not been considered (paragraph 58). There does not appear to be any reference within the latest May 2021 supplementary appendix [B26.5] to this Study.