

Inspectors Matters, Issues and Questions (July 2022 Sessions)

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Programme Officer: Annette Feeney

In the bullet-point format below we Serruys Property Co Ltd (landowner) and Hopkins Homes Ltd (developer) respond to questions 3 and 4 of Issue 1 ENSRA of Matter 8 (Strategic Growth Areas Allocations):

- SPC have agreed a conditional purchase arrangement with Hopkins Homes, a national housebuilder with significant financial backing,
- Both parties believe that the existing 670-unit approval is viable in the current housing market and are engaged in prosecuting this consent (technical, planning and design work in respect of the reserved matters application and discharge of condition applications is underway) primarily under Policy R9 of the Norwich Site Allocations and Site-Specific Policies Plan 2014,
- The 670-consent covers the blue-shaded areas, which together with the yellow-shaded areas could deliver 700+ units (attached),
- However, both parties' overall ambition, in-line with their agreement, is to deliver an enhanced 1,260-unit scheme, under a hybrid of the existing consent and the emerging GNLP0360,
- Based on their initial due-diligence Hopkins Homes has concluded that both development options are likely to be viable, however, a higher density scheme will better offset the abnormal infrastructure pertinent to the site,
- Hopkins Homes are looking to discharge the relevant pre-commencement conditions and progress the reserved matters application in advance of the current outline approval expiring in July 2023 to meet the agreed purchase terms,
- The scheme being designed delivers the bridge connections and spine road infrastructure required under Policy R9 (which is interlinked to R10). SPC/HH would look to bring forward the bridge connections and spine road at an early opportunity, subject to funding, recognising the benefits to all parties for the wider regeneration of the ENSRA sites,
- As such, GNLP policies 7.1 and GNLP0360/3053/R10 provide an effective framework for the start of delivery of the ENSRA sites.

Also, with regards to Policy 7.1, under 2.15, can we request that this be amended to state *is being progressed* where is currently says *this has not been progressed*.