

North Norfolk Local Plan Examination

Mark Ashwell
Planning Policy Manager
North Norfolk District Council
Holt Road
Cromer
NR27 9EN

19 February 2024

Dear Mr Ashwell

NORTH NORFOLK LOCAL PLAN EXAMINATION: ALLOCATION WEST OF NORTH WALSHAM

The hearing session regarding the allocation West of North Walsham was helpful in clarifying certain matters which were not covered in the Council and Consortium Matter 5 response statements and the SoCG (EX035). Given the importance of the allocation to the soundness of the plan I am writing to seek confirmation of some of points which were covered:

1. Bidwells for the Consortium advised that the intention was for an outline application with supporting material to be submitted in summer 2024 with a prospective 18 month period for determination (end 2025) facilitated by a planning performance agreement with the Council. Please confirm.
2. Savills for the Consortium advised that a Financial Viability Assessment (FVA) had been prepared to demonstrate the viability and deliverability of the allocation and that the assumptions and conclusions made had been endorsed as realistic by the Council's consultant SMB Property Consultancy Ltd.
3. The FVA assessed viability on a discounted cash flow basis with build costs and sales values as at 1 February 2024 on the premise that the scheme became live and definite on that date, i.e. outline permission was granted and development could then proceed. Mobilisation, preliminary works and opening up the site would then take two years with the first house completions nine months later. Please confirm.
4. It follows that with outline permission in place at end 2025, the two year set up period would run until end 2027 with first completions towards the end of 2028. The FVA then assumes completions at 72 pa (2 outlets with 3 completions pcm each). Please confirm. When are the elderly accommodation schemes assumed to be delivered?
5. The Western Link Road would be fully open to traffic when there are between about 440 to 600 dwelling completions, the precise trigger point to be agreed when detailed traffic modelling is available. Please confirm.
6. About 2.5 ha of serviced land in an agreed location will be provided for a 2 form entry primary school when there are about 450 dwelling completions on the site, the precise trigger point to be agreed by the local education authority. Please confirm.

To assist the examination a reply to this letter would be helpful by Friday 1 March, perhaps in the form of an addendum to the SoCG. Please place a copy of this letter and your reply on the examination website.

Please also provide a copy of the indicative Gantt chart referred to in Savills FVA summary letter dated 1 February 2024 to illustrate the assumed timetable. Please also confirm that the phasing plan referred to is that in Appendix C – AECOM North Walsham WUE – Indicative Transport Phasing Strategy dated December 2023.

As also requested at the hearing, please submit when available a statement from the local education authority setting out the requirement for the development to make available a serviced area of land for use as a primary school, the approximate timing of this requirement in terms of phases or house completions and confirmation as to whether or not a financial contribution towards construction costs will also be required.

Thank you for your assistance in clarifying these points.

Yours sincerely

David Reed

INSPECTOR