



DELIVERABILITY STATEMENT

LAND OFF STATION ROAD, ASHWELL

This statement has been prepared with regard to the proposed development on Land off Station Road, Ashwell and provides some detail to the proposals with regard to the legal and physical deliverability of the scheme, should planning consent be granted.

Background

The National Planning Policy Framework (NPPF) requires that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The glossary of the NPPF notes that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

The Council cannot currently demonstrate a five years' supply of housing and the applicant has identified the land off Station Road in Ashwell as a suitable location for development and proposes a scheme of 36 new dwellings that can be delivered on site within the next five years, subject to planning approval. The application is submitted on this basis, and the planning merits of the case are set out in the relevant documentation. This document summarises that there is a realistic prospect that the scheme can be developed within the five year timeframe.

The Applicant - Beck Homes (UK) Ltd

The applicant for the planning application is Beck Homes (UK) Ltd. Beck Homes is a family owned housebuilding business that has successfully delivered high quality residential developments for well over 25 years. The business prides itself on building homes of outstanding quality.

The nature of the planning application, having been submitted as a full application, demonstrates that upon approval there would be no reserved matters that may hold up a proposed development. A start on site would be possible within six-twelve months of an approval being granted, subject to the discharge of conditions.

The Senuna Park development adjacent to the application site, which is nearing completion, has been developed well within a five year timeframe and demonstrates that the location is one capable of delivering a suitable site for development that can deliver both market and affordable homes.

Through direct engagement with the Local Planning Authority during the application process, it is considered that suitable relevant conditions can be attached to a planning consent without the need for these to be pre-commencement, thus speeding up the delivery of commencement of the scheme as no further planning consents would be needed prior to a start being made on site.

Beck Homes (UK) Limited is willing and able to undertake the proposed development subject to planning permission and other necessary consents being granted.

Land Availability

A legal agreement is in place between Beck Homes and a single landowner of the site. The land is free from legal constraint or encumbrance and is available with vacant possession. There is no 3rd party involvement and the site is free from ransom. There are no legal matters that would prevent a prompt commencement on the site.

Access

As part of the pre-application consultations, Beck's transport consultant, Paul Basham Associates, met with the Highway Authority to advise on the new access for the site off Station Road.

The primary access for the spine road into the development will be accessed off Station Road which is an adopted highway maintainable at public expense. The legal title of the proposed site abuts Station Road meaning that access is readily available.

Construction of the new access positions requiring works within the adopted highway will be carried out under a Section 278 Agreement to be agreed with the Highways Authority.

The new spine road for the development and footpaths are to be constructed to adoptable standards.

Utility Services

An assessment of the existing utility services and drainage to the site has been prepared and is submitted as part of the planning application.

The report confirms that capacity exists and connections can be made for electricity, water and waste, and telecommunications services to serve a development on the site.

Drainage

An assessment of the foul and surface water infrastructure has been undertaken as part of the Flood Risk Assessment and Drainage Strategy which is submitted as part of the planning application. As part of that assessment, pre-application consultations with Anglian Water were carried out and discharge points agreed.

Foul water from the development will drain via a new adoptable gravity sewer network with final connection to an existing Anglia Water foul water pump station located within the adjacent development.

Surface water from the development will be drained via permeable paving for infiltration, roof areas will drain to an adoptable surface water network that in turn will collect run off from adoptable standard roads and subsequently conveyed to an infiltration basin in the low-lying area of the site.

Delivery of S106 Obligations

The proposal includes 36 residential dwellings, including 14 affordable homes. The delivery of the houses will be tied to a Section 106 Agreement, to be agreed with the Local Planning Authority, with early discussion during the course of the application requested in the submitted Affordable Housing Statement. The applicant has interest from a registered provider and wishes to meet with the Housing Officer during the course of the planning application to discuss these details.

Other requirements for planning obligations arising during the course of the application will be included within a legal agreement.

Conclusion

From the above it is evident that there is no known legal, access or servicing constraint to development, consequently there are no known constraints to the scheme's deliverability.