

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Savills / Lovell
Reference	B.AC.1
Location	Land west of Acle (North of Norwich Rd, South of South Walsham Rd)
Planning Status	Allocation
Description of Development	Allocated for approximately 340 dwellings.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site was allocated for approximately 340 dwellings through the GNLP, which was adopted by Broadland District Council on 28 March 2024. There is a proposal to split the allocation into two sites: the northern site would comprise of at least 209 dwellings. the southern site will consist of 131 dwellings.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	0
2026/27	20
2027/28	50
2028/29	50
2029/30	50

### Commentary on delivery forecast

*Both the Northern and Southern landowners intend to submit planning applications for their sites as soon as possible, and significant work has been carried out to ensure that this can be done and to inform the planning applications.* The landowners are engaging with development partners to progress on both sites.

### Developer's declaration

I confirm that to the best of our knowledge:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Savills (UK) Ltd

Print name: Richard Shuldham

Job title: Associate Director, Development and Strategic Land

Date: 14/05/2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Hopkins Homes / Bidwells
Reference	B.AY.1 2023/3003
Location	Land to the south of Burgh Road & West of A140
Planning Status	Allocation
Description of Development	Allocated for approximately 250 dwellings

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site was allocated for approximately 250 dwellings through the GNLP, which was adopted by Broadland District Council on 28 March 2024.

Prior to the adoption of the GNLP, a hybrid application (District Reference: 2023/3003) comprising: 1. Full Planning Application for construction of 242 dwellings (including affordable homes), garages, parking, vehicular access onto Burgh Road, open spaces, landscaping, drainage and other associated infrastructure. 2. Outline Planning Application for land for a Primary School, with all matters reserved except access was validated on 12

October 2023. The application went to committee on 21 January 2025. The recommendation was to approve the application subject to matters relating to nutrient neutrality being satisfactorily resolved.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast *(to be completed by Developer)*

Financial year	Unit completions
2025/26	0
2026/27	15
2027/28	31
2028/29	31
2029/30	31

### Commentary on delivery forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

Start on site: Nov 25

First completion: October 26.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Hopkins Homes

Print name: Jonathan Lieberman

Job title: Head of Planning

Date: 9 June 2026

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Norfolk Homes Ltd
Reference	B.AY.2 / 20222089
Location	Land at Norwich Road, Aylsham
Planning Status	Allocation / Full permission approval with conditions
Description of Development	Erection of 252 dwellings, 90-unit extra care/independent living scheme, land for community sustainable transport hub, vehicular accesses, landscaping, public open space, and associated infrastructure

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site is allocated for residential development comprising approximately 255 homes, including a 90-bed care unit/extra care housing and 0.25 hectares for community use in the GNLP. The GNLP was adopted by Broadland District Council on 28 March 2024.

A Full Planning application (District Reference 20222089) for the erection of 252 dwellings, 90-unit extra care/independent living scheme, land for community sustainable transport hub,

vehicular accesses, landscaping, public open space, and associated infrastructure was submitted 29/12/2022. This application was approved with conditions on 21/02/2025.

### **Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### **Delivery forecast**

<b>Financial year</b>	<b>Unit completions</b>
2025/26	0
2026/27	35
2027/28	35
2028/29	35
2029/30	35

### **Commentary on delivery forecast**

Infrastructure works under way with expected first completions circa April 2026 with a delivery rate of 35 units per annum, thereafter.

### **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norfolk Homes Ltd.

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 08.05.25

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Katherine Friend & Jonathan Pye / Savills
Reference	B.CA.1
Location	Land East of Gayford Road, Cawston
Planning Status	Allocation
Description of Development	Allocated for approximately 60 dwellings

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site was allocated for approximately 60 dwellings through the GNLP, which was adopted by Broadland District Council on 28 March 2024.

**The site was under offer to Bennett Homes in 2022 but they pulled out due to the potential financial and time implication around Nutrient Neutrality.**

**We have now completed a NNAMS report and are planning to remarket the site imminently to property developers.**

### **Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### **Delivery forecast (to be completed by Developer)**

<b>Financial year</b>	<b>Unit completions</b>
2025/26	0
2026/27	0
2027/28	30
2028/29	30
2029/30	

### **Commentary on delivery forecast**

This is an estimate given previous discussions with developers. It is intended that the site will be sold within 2025 with a developer working up a planning application and nutrient neutrality solution which will likely take 12 –18 months. Construction will be due commence once planning is received.

### **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Katherine Friend and Jonathan Pye (Max Barnes, Savills – Agent)

Print name: KATHERINE FRIEND and JONATHAN PYE



Job title: Land Owners

Date: 11/06/2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Crocus Homes / <del>Saffron Housing Trust</del>
Reference	B.CO.1 / 20170075 / 20201627 / 2023/2422
Location	Land adj. former Railway Line, Rectory Road, Coltishall
Planning Status	Allocation / Outline / Full
Description of Development	Allocated for residential development of 50+ dwellings.

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 30

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

Allocation B.CO.1 was carried forward in the GNLP which was adopted 28 March 2024.

Outline application 20170075 was submitted on 16/01/2017 by Messrs Smith & Lappin and granted approval on 06/11/2017. The site subsequently went on the market and was purchased by Crocus Homes in May 2019. A new full application 20201627 for 30 dwellings on slightly larger site was submitted 12 August 2020. This application was approved on 28 August 2024.

In addition, full planning application 2023/2422 was submitted on 11/08/2023 for Phase 2 and is pending consideration. This extension site consists of 25 dwellings. The site is constrained by Nutrient Neutrality, which has affected the progress of the applications, however both Phases 1 and 2 now have a NN solution which the developer has arranged themselves.

### **Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### **Delivery forecast**

<b>Financial year</b>	<b>Unit completions</b>
2025/26	30
2026/27	25
2027/28	0
2028/29	0
2029/30	0

### **Commentary on delivery forecast**

The Phase 1 development is well underway and all 30 homes are due for completion by December 2025. Subject to the Phase 2 Planning Decision notice being received by July/August 2025 (it is to be a Delegated Officer Decision), then overlapping of Phases 1 and 2 will commence around September 2025 with a 15 month build programme, allowing the Phase 2 work to be completed within 2026/27 figures.

Crocus own both Phases 1 and 2.

### **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Crocus Homes Limited

Print name: Matt Davidson

Job title: Managing Director

Date: 21.05.2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2&3:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Landowner's representative
Reference	<b>B.C0.2</b>
Location	Land at Jordan's Scrapyard, Coltishall
Planning Status	Allocation
Description of Development	IA.allocated residential development of up to 30 dwellings

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
<b>2020/21</b>	0
<b>2021/22</b>	0
<b>2022/23</b>	0
<b>2023/24</b>	0
<b>2024/25</b>	0

### Commentary on site progress

The former agents, Strutt and Parker, had been discussing the best way forward with the landowners, who are still very keen to promote and develop this site.

The agents reported they will be shortly progressing with surveys, before seeking to engage with a developer to bring the site forward.

There is now a new representative who is liaising on the landowner's behalf. The representative reports the site is being surveyed, owing to some land not being registered, in order for it to be registered with Land Registry.

**Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast (to be completed by Developer)**

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	

**Commentary on delivery forecast**

The Land Registry application and surveying of all the areas are complete. The site is ready to bring forward for a Developer/Promoter

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

~~Developer/Agent:~~ Power of Attorney JORDAN ESTATES

Print name: BRUCE ROSSI

Job title: COMPANY DIRECTOR

Date: 9/5/2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Promoter – Edward Hendry
Reference	B.FO.1
Location	Land west of Foundry Close, Foulsham
Planning Status	Allocation
Description of Development	Allocated for approximately 15 dwellings

## Site progress

Total Homes Completed at 1st April 2025:

0 Homes Under Construction at 1st April

2025: 0 **Number of homes completed by year**

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site was allocated for approximately 15 dwellings through the GNLP, which was adopted by Broadland District Council on 28 March 2024. Unknown commercial and delivery implications of Nutrient Neutrality and Biodiversity Net Gain have impacted the site progressing. Now these policies are better understood and credits/units available, the scheme remains viable and can move forward accordingly. The promotor intends to appoint a professional team to procure satisfactory planning and proceed to develop the scheme.

**Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast**

Financial year	Unit completions
2025/26	
2026/27	
2027/28	10
2028/29	5
2029/30	

**Commentary on delivery forecast**

Planning Application Q1 2026. Planning approval subject the local authority anticipated Q3 2026. Start on site Q2 2027.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent:

Print name: Edward Hendry

Job title:

Date 13.06.25  
:



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon
Reference	20151770 / 20171514 / 20201679
Location	Royal Norwich Golf Club, Drayton High Road, Hellesdon
Planning Status	STR.09 / Full Permission (Phase 1), Reserved Matters (Phase 2), Outline Planning Permission (remainder of site).
Description of Development	Allocated land & Hybrid Application:  1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes.  2. Detailed proposals for the first phase of 108 dwellings and associated infrastructure plus the off-site highway works to serve phase one and the overall scheme.

### Site progress

Total Homes Completed at 1st April 2025: 225

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	29
2021/22	47
2022/23	45
2023/24	81
2024/25	23

### Commentary on site progress

Hybrid application (ref.20151770) was submitted for approval by Persimmon Homes Limited and Royal Norwich Golf Club on 30/10/2015. The application was for up to 1,000 dwellings and associated infrastructure including reserved matters for 108 dwellings being the first phase of the development. The application was approved on 06/12/2016 for the 108 dwellings with reserved matters and the remaining up to 892 being granted outline approval.

A S73 application (ref. 20171514) being submitted on 01/09/2017 to split phase one into two parts. This application was approved on 28/06/2018. 1st phase of the site with permission for 108 dwellings, is being delivered based on 95 dwellings. The Phase 2 Reserved Matters application (ref. 20201679) for 166 homes was submitted in September 2020. The dwelling number was reduced to 157 by the granting of the application on 14/04/2021. This phase was completed on 17/03/2025.

Further reserved matters applications have been submitted on phase 3 (ref. 20220391) for 138 dwellings was submitted on 07/03/2022, phase 4 (ref. 2025/2510) for 87 dwellings was submitted on 26/11/2024, and phases 5-6 (ref. 2024/3500), for 313 dwellings submitted on 25/11/2024.

These all remain pending a decision due to nutrient neutrality issues.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025	
2026	15
2027	52
2028	52
2029	52
2030	

### Commentary on delivery forecast

**(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).**

I have changed to dates as Persimmon work to calendar year.

This is subject to planning permission being granted for Phase 3 before the end of H1 2025.  
Also, this is subject to planning permission being granted for phases 4 to 6 before March 2026.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 15/05/2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Abel Homes Ltd
Reference	B.TA.1 / 20211698
Location	Land adjacent Beech Avenue Business Park, Ringland Road, Taverham
Planning Status	Allocation / Full permission
Description of Development	Demolition of existing buildings and erection of 25 dwellings (Class C3), provision of car parking, hard and soft landscaping, creation of new pedestrian and vehicle access, provision of play space facilities and other associated works.

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 25

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site was allocated for approximately 25 dwellings through the GNLP, which was adopted by Broadland District Council on 28 March 2024.

Full Planning application 20211698 was submitted for approval on 16/09/2021 and was approved with conditions on 04/10/2024.

**Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast (to be completed by Developer)**

Financial year	Unit completions
2025/26	25
2026/27	-
2027/28	-
2028/29	-
2029/30	-

**Commentary on delivery forecast**

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

Works to all plots has commenced with all plots completed by January 2026

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Abel Homes Ltd

Print name: Dan Piper

Job title: Technical Manager

Date: 22<sup>nd</sup> May 2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Scott Properties Ltd
Reference	STR.11 / 20220455
Location	Land between Fir Covert Road and Reepham Road, Taverham
Planning Status	Allocation / Outline permission with all matters reserved (see details below)
Description of Development	Allocated land / Outline planning application with all matters reserved except vehicular access (1 access onto Fir Covert Road, 1 access onto Reepham Road and link road between Fir Covert Road and Reepham Road) for: residential development of up to 1530 units, including specialist care units (Class C2/C3), land for a primary school (Class F1 (a), land for a local medical/community centre (Class C2, E and F), a local centre (Class E - commercial, business and service, Class F2 - local community, and sui generis uses - launderettes, betting office/shops, public house, wine bars, or drinking establishments, drinking establishments with expanded food provision, hot food takeaways), together with formal and informal open space, including allotments and MUGA.

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0

2023/24	0
2024/25	0

### **Commentary on site progress**

The site was allocated for approximately 1400 dwellings through the GNLP, which was adopted by Broadland District Council on 28 March 2024.

Outline planning application 20220455 was submitted on 11/03/2022 and a resolution to grant permission was adopted at development management committee on 06/12/2023. The application was approved with conditions on 06/09/2024.

### **Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### **Delivery forecast**

<b>Financial year (June – July)</b>	<b>Unit completions</b>
2026/27	72
2027/28	160
2028/29	220
2029/30	255
2030/31	175
2031/32	175
2032/33	128
2033/34	75
2034/35	75
2035/36	49
2036/37	30
2037/38	30
2038/39	30

2039/40	30
2040/41	26

### **Commentary on delivery forecast**

It is anticipated that construction will begin in for infrastructure in August 2025 and for residential plots in February 2026. There are anticipated to be 72 completions in 2026/27, and the final delivery will be seen by 2040. While this accounts for an average build-out rate of 102 homes per year over the 15-year period, approximately 70% of completions (1057 homes) are anticipated to be delivered within the first 5 years of construction up to 2031.

### **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent:

*WPayze*

Print name: William

Payze

Job title: Graduate

Planner

Date: 19/05/2025



# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Berliet Limited/Stantec
Reference	TSA2 / 20160425 / 20181334 / 20212058 / 20212059 / 20212060
Location	Land at Pinebanks, Thorpe St Andrew (including Langley North and Langley South)
Planning Status	Allocated and implemented OPP (and benefitting from a CLEUD for residential development). New Outline application under consideration.
Description of Development	Outline planning application for up to 420 dwellings in total, associated infrastructure. N.B. description relates to new application not extant application.

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025:

0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site benefits from an extant outline permission for 231 dwellings (ref: 20160425). The site also benefits from a CLEUD (20181334, dated 22/20/18). A new outline application (ref.

20212058) for up to 295 dwellings was submitted on 09/11/2021. This application was subsequently reduced to 260 dwellings.

A further outline application (ref. 20212059), for up to 105 dwellings, was also submitted on 09/11/2021 incorporating land which forms part of the Pinebanks allocation and known as

'Langley North' (part of the former Langley Preparatory School) site. This application was subsequently reduced to 90 dwellings.

In addition, an outline application (ref. 20212060) for 175 dwellings at 'Langley South', part of the former Langley Preparatory School site, was submitted on 09/11/2021. This application was subsequently reduced to 70 dwellings.

All these applications remain under consideration. This Joint Delivery Statement relates to all three sites referred to above.

## Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 10 June 2025

## Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	0
2026/27	20
2027/28	50
2028/29	90
2029/30	90

## Commentary on delivery forecast

*All three applications are still being considered by the Council. Two applications – are expected to be recommended for approval (Pinebanks and Langley North) at Committee on 16<sup>th</sup> July, with the Langley South application still being the subject of further discussion -albeit we are hopeful that this site will also be presented to Committee in July. The sites will be the subject of S106 agreements which will need to be agreed post-Committee, along with the purchase of credits to address nutrient neutrality. These timescales are based on those factors, plus likely time to*

*taken market the sites and achieve RMA consents. In addition, the consents will be the subject of an occupational restriction to prevent occupations beyond 302 dwellings until such time as the Whitlingham WWTW improvements have been completed and AW has confirmed that there is capacity for these sites. It should be noted that this might result in only one of the above sites being delivered to start with, which could change the delivery rate if there are housebuilders operating on one not three sites.*

### **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent:

Stantec

Print name: Hannah

Leary

Job title: Planning

Director

Date: 10<sup>th</sup> June 2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Stantec
Reference	TSA3 / 20160423
Location	Land at Griffin Lane, Thorpe St Andrew
Planning Status	Allocation and implemented OPP (and benefitting from a CLEUD for residential development). Outline application under consideration.
Description of Development	Outline planning application for up to 130 dwellings and associated infrastructure. N.B. description relates to new application not extant application.

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025:

0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site benefits from an extant outline permission for 71 dwellings (ref: 20160423). A number of conditions were discharged in relation to this application and works undertaken that started the development, making it extant. The site also benefits from a CLEUD (20181533, dated 22nd

October 2018). An outline application (ref. 20212061) for up to 150 dwellings was submitted on 09/11/2021 which is pending consideration. This was subsequently reduced to 130 dwellings.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 10 June 2025

### Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	0
2026/27	15
2027/28	30
2028/29	30
2029/30	30

### Commentary on delivery forecast

*This application is still being considered by the Council, and is expected to be recommended for approval at Committee on 16<sup>th</sup> July. The site will be the subject of a S106 agreement which will need to be agreed post-Committee, along with the purchase of credits to address nutrient neutrality. These timescales are based on those factors, plus likely time to taken market the sites and achieve RMA consents. In addition, the consent will be the subject of an occupational restriction to prevent occupations beyond 302 dwellings until such time as the Whittlingham WWTW improvements have been completed and AW has confirmed that there is capacity for these sites. It should be noted that this might result in the choice to bring forward one of the Pinebanks sites to start with, which could change the delivery rate on this site (and reduce it to zero).*

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent:

Stantec

Print name: Hannah  
Leary

Job title: Planning  
Director

Date: 10 June 2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Taylor Wimpey / Building Partnerships
Reference	GT16 / 20220663
Location	North Rackheath
Planning Status	Allocation / Outline (PCO)
Description of Development	Mixed use residential led development with up to 3,850 dwellings; employment land; two local centres; two primary schools, one secondary school and associated infrastructure

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The site was allocated through Policy GT16 of the Growth Triangle Area Action Plan.

A subsequent local authority led masterplan for the site was prepared in liaison with the Landowner and Barratt Homes, who were at the time the development partner for the site.

An outline application (ref. 20220663) was submitted by Taylor Wimpey which was validated on 20/04/2022 but is still pending consideration. Following initial consultation, a

resubmission package including a range of additional or updated supporting statements, nitrate mitigation strategy, and evidence studies was submitted in July 2024. There is currently an extension of time for this application to be determined until 30/06/2025.

### **Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### **Delivery forecast**

<b>Financial year</b>	<b>Unit completions</b>
2025/26	0
2026/27	0
2027/28	43
2028/29	45
2029/30	111

### **Commentary on delivery forecast**

It is anticipated that a final amendment to the application will be submitted within the next 4 weeks.

We anticipate an RTG in Q3 2025 with the final permission being delivered Q4 2025/Q1 2026. Discussions on RM's have already commenced and these will be submitted as soon as the permission is released. We anticipate RM approvals late 2026, enabling infrastructure to start early 2027 and first occupation 2028

### **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer: Taylor Wimpey UK Ltd

Print name: John Aylwin



Job title: Strategic Projects Director

Date: 08/05/2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Broadland Growth Limited
Reference	GT8
Location	Land North of Plumstead Road
Planning Status	Allocation
Description of Development	2ha allocated land including 33% affordable housing

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

Broadland Growth Limited continue to look at development options for the site and hope for movement on the site next year. If BGL is not developing the site, the hope is that the allocation can be delivered by another partner.

The site is constrained by nutrient neutrality.

## Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast** *(to be updated by developer)*

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	0
2028/29	0
2029/30	0

**Commentary on delivery forecast**

Broadland Growth Limited is no longer looking at delivering this site and has informed the shareholder of the company and landowner (Broadland District Council).

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Broadland Growth Limited

Print name: Hazel Ellard

Job title: Development Manager

Date: 10.5.25

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Saffron Housing Ltd / Ingleton Wood
Reference	20200202 / 20221003
Location	Land at Green Lane East, Little Plumstead
Planning Status	Outline Approval / Reserved matters (PCO)
Description of Development	Development of up to 130 market and affordable dwellings, a 92 bed extra care independent living facility (use class C3) and a medical centre (use class D1) with all matters reserved except access (Outline).

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

The developer Halsbury Homes Ltd submitted an outline application reference: 20200202 on 24/01/2020. This was granted permission on 29/06/2021.

A Reserved Matters application, ref. 20221003, for the 130 dwellings was submitted by Halsbury on 21/06/2023 but the site has since been sold to the Saffron Housing Trust. The Development Management team are currently waiting for a full suite of revised information to reflect Saffron's design and layout.

**Local authority information**

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date:

**Delivery forecast**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	55
2028/29	55
2029/30	20

**Commentary on delivery forecast**

First completions/occupations projected for April 2027 due to nutrient neutrality strategy aligning with planned nutrient extraction upgrades to Whitlingham WRC, which we understand remain programmed for completion by end of March 2027. It is therefore anticipated that construction of the dwellings would commence around from September 2026 to facilitate this, as it is assumed that it would take approximately 6 months from commencement to complete construction of the first dwelling, and then completions would follow at a build-out rate of around one dwelling per week, which we would see as typical.

The dwelling numbers for the extra care/independent living facility have not been included in the above forecast as it is currently anticipated that these will not be developed out, with the land instead being developed for a pharmacy and care hub in accordance with the proposals under planning application 2024/3250, for which permission is currently pending.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Saffron Housing Trust

Print name: Joe Bootman

Job title: Head of Land & Planning

Date: 9 May 2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Allison Homes
Reference	GT11 / 20181601 / 2024/1137 (PCO)
Location	Land South of Smee Lane / East of Broadland Business Park
Planning Status	Allocation / Hybrid Application / Reserved Matters (PCO)
Description of Development	<p>Allocated land.</p> <p>1. Outline Application for Erection of up to 205 Dwellings with Associated Infrastructure, Public Open Space and 2ha Site for the following range of uses: Primary School (D1); Crèche, Community Hall, Day Nursery (D1); Outdoor/Indoor Sports Facilities (D2); A Continuing Care Retirement Community (CCRC), Nursing Home Care Facilities (C2)</p> <p>2. Full Application for the Erection of 315 Dwellings, Accesses and Associated Works.</p>

## Site progress

Total Homes Completed at 1st April 2025: 186

Homes Under Construction at 1st April 2025: 75

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	8
2023/24	105
2024/25	73

## Commentary on site progress

Hybrid planning application 20181601 was submitted 02/10/2018 and approved 26/01/2021.

Two Non-Material Amendment applications 20211117 and 20211569 have been permitted.

The first phase of development (plots 1 to 150) under the name of Allison Homes commenced construction on 19 October 2021, and the second phase (plots 151 to 315) was due to commence in early 2022/23. Drainage conditions for the development were discharged in March and November 2022.

A Reserved Matters application 2024/1137 was submitted 15/04/2024 for the approval of layout, scale, appearance and landscaping for Phases 3 and 4 comprising 205 dwellings, parking, internal roads, open space, landscaping, sustainable urban drainage and ancillary. This is still pending consideration.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	70
2026/27	70
2027/28	70
2028/29	70
2029/30	54

### Commentary on delivery forecast

Phases 1 and 2 (205 units) continue at similar build rate. The above includes continuity onto Phase 3 and 4. The RMA for Phases 3 and 4 (ref 2024/1137) is pending determination and will be subject to securing nutrient neutrality mitigation (credits). Phases 3 and 4 are controlled under an Option Agreement and will be purchased upon grant of planning permission.

There are viability challenges currently being reviewed due to the requirement for nutrient neutrality mitigation and the recent increase in the cost of credits from £3,500 x 0.1kg/yr + VAT to £5,900 x 0.1kg/yr + VAT.

### Developer's declaration



I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast. **With the exception of the information provided above**
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Allison Homes (East)

Print name: Georgina McCrae

Job title: Planning Director

Date: 14-5-25

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Carter Jonas
Reference	20160498
Location	Land South of Salhouse Road, Sprowston
Planning Status	Outline approval Figures provided by BDW Anglia below relate only to Phases 2, 3 and 4 of Outline Permission 20160498. The other Phases at the wider site are being constructed by different developers.
Description of Development	Proposed residential development of a minimum of 803 dwellings with access road and associated infrastructure

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year (July – July)	Unit completions
2020/21	0
2021/22	62
2022/23	103
2023/24	107
2024/25	123 total anticipated by 01/07/2025 (103 built to date – 10/06/2025)

## Commentary on site progress

The outline application 20160498 for the site was submitted on 05/04/16, slightly in advance of the confirmation of the site's allocations through the Growth Triangle Area Action plan in July 2016. A Council resolution to grant planning permission was given on 01/11/17. Outline consent was granted on 07/03/19.

The 1st phase of the site has been purchased by Kier Living. Reserved Matters 20190758 for 251 dwellings was granted 25/10/19. Barratt David Wilson Homes (BDWH) have purchased Phases 2-4 and secured detailed planning permission (20200447) on 26/06/2020 for 535 homes.

The agent is currently in active discussions with Barretts David Wilson Homes about the remaining phase 5 of the site.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast

Financial year (July – July)	Unit completions
2025/26	91
2026/27	44
2027/28	5

### Commentary on delivery forecast

It is anticipated the final completions will come forward by the 2027/2028 financial year.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Barratt David Wilson Homes (Anglia)

Print name: William Payze

Job title: Graduate Planner

Date: 10/06/2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Stretton Beeston Ltd
Reference	20161058 as updated by s73 permission 20241794(as amended)
Location	Land to the North of Sprowston and Old Catton, between Wroxham Road and St Faiths Road
Planning Status	Outline Planning Approval with Reserved Matters for Phase One Strategic Infrastructure  Reserved Matters Approval for Phase 1 Strategic Infrastructure 20180708.  Planning permission implemented for phase 1 Strategic Infrastructure.
Description of Development	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to 8,800sqm for shops, services etc and associated infrastructure

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

In December 2023, following determination of the strategic reserved matters application, the site was acquired by Stretton Beeston Ltd, working in partnership with Quinn Estates Ltd.

After the acquisition of the site by Stretton Beeston Ltd, applications for the discharge of surface water conditions (2024/0693), details of the ground contamination assessment (2024/0692), an application for non-material amendments to the Development Phasing and Infrastructure Improvement Strategy (District Reference 2024/1563) and an application to vary condition 18 of 20161058 relating to the transport monitoring report (District Reference 2024/1794) were validated on 01 March 2024, 28 May 2024 and 20 June 2024 respectively.

Most recently, there has been a non-material amendment application for the revised version of the Development Phasing and Infrastructure Improvement Strategy, (District Reference: 2025/0416).

A further S73 application was approved in March 2025. These approvals have made minor changes to condition 18 and other conditions to support the delivery of the scheme.

The site is constrained by Nutrient Neutrality however a Nutrient Neutrality solution has been agreed and an Appropriate Assessment issued. Planning applications were submitted in 2024 to deliver the NN strategy – namely a new wetland and WWTW. The wetland application was approved in 2025. The WWTW application was reported to the NCC planning committee on 7<sup>th</sup> May 2025 and approved on 14<sup>th</sup> May 2025.

As set out above, all pre-commencement conditions and s106 requirements have been agreed to allow for the implementation of the phase 1 strategic infrastructure permission. The works to implement the permission, namely the construction of a junction on to St Faiths Road were undertaken between October and December 2024.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	
2026/27	0
2027/28	100
2028/29	100
2029/30	100

## **Commentary on delivery forecast**

*Contracts have been exchanged for the sales of phases 1 and 3 of Beeston Park. The commencement of residential development is dependent on the securing of the relevant permissions required to deliver the Nutrient Neutrality Mitigation Strategy. A number of these permissions have been secured and expectation is the remaining requirements, including an Environmental Permit for the WWTW will be secured in Q2 2025.*

Housebuilders for phases 1 and 3 are expected to submit initial Reserved Matters applications to the LPA for approval in Q3/4 2025.

## **Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Ben Geering

Print name:

Job title: Planning Director, Quinn Estates on behalf of Stretton Beeston

Date: 15<sup>th</sup> May 2025

# 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2 & 3:** Completed by the developer/agent.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Bidwells LLP on behalf of the Trustees of the Richard Gurney Children's Settlement
Reference	GT20
Location	White House Farm (North East)
Planning Status	Allocation
Description of Development	Approximately 450 homes

## Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

## Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

## Commentary on site progress

Allocation site GT20 is subject to a live outline planning application (2024/3566) for up to 450 dwellings and up to 1,500 sqm of commercial floorspace. The application was submitted on behalf of the landowners in November 2024 and is currently pending consideration.

## Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast** *(to be completed by Developer)*

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	35
2028/29	50
2029/30	50

**Commentary on delivery forecast**

The intention is to bring the site to market once outline planning permission has been secured. On the basis that consent is secured in Q3 2025, it is envisaged that a Reserved Matters consent could be in place by the end of 2026, with first dwellings delivered in 2027.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Bidwells LLP on behalf of the Trustees of the Richard Gurney Children's Settlement

Print name: Sarah Hornbrook

Job title: Associate

Date: 22/05/2025



## 5-year Land Supply Site Form

Page 1: Completed by the local authority, updated by the developer/agent if necessary.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Oasis East Anglia Limited / Carleton Hall Village Limited / Harris Irwin
Reference	20190016 / 20211168
Location	Land East of Pound Lane, Thorpe St Andrew
Planning Status	Full planning permission
Description of Development	Demolition of Existing Dwellings and Erection of Care Village (all Use Class C2), Comprising of an 80-bed Care Home, 19 Assisted Living Bungalows, Associated Outbuildings and 1 New Vehicular Access

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0

2021/22	0
2022/23	0
2023/24	0
2024/25	0

### *Commentary on site progress*

Pegasus Group as agents for applicant Carlton Hall Gardens Ltd submitted a Full Planning application 20190016 on 04/01/2019. The application was granted on 11/02/2020.

Development Management dealt with a Variation of Condition application (ref. 20211168) submitted by Harris Irwin Associates Ltd and re-consulted on amended plans. A section 106 has been drawn up for a Deed of Variation and the application was approved on 01/03/2023. All conditions have been discharged that will enable the developer to progress with the site.

### *Local authority information*

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### *Delivery forecast (to be completed by Developer)*

Financial year	Unit completions
2025/26	0
2026/27	0

2027/28	0
2028/29	19
2029/30	0

### Commentary on delivery forecast

(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: OASIS EA LIMITED / CARLTON HILL CARDENS LIMITED / HARRIS IRWIN

Print name: ANTHONY PROMEREST

Job title: DIRECTOR

Date: 16/5/2025

Start date after completion of 30 Bugaboi (20210689)  
 Care Home start date 2062 early (Quake 1)

## 5-year Land Supply Site Form

Page 1: Completed by the local authority, updated by the developer/agent if necessary.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Harris Irwin
Reference	20210689 / 2024/1804
Location	Oasis Sport and Leisure Centre, Thorpe St. Andrew
Planning Status	Outline Planning / Non-Material Amendment
Description of Development	Erection of 24 No Assisted Bungalows (C2 Use), 20 No. Assisted Flats (C2 Use), Management Offices (E(g)(i) Use, Cafe (E(b) Use) and Associated Works

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0

2023/24	0
2024/25	0

### *Commentary on site progress*

CAM Architects (Norwich) Ltd as agents for applicant Carlton Hall Village Ltd submitted an Outline Planning application 20210689 on 14/04/2021. The application was granted on 30/03/2023.

A Non-Material Amendment to change the development description to 'Erection of up to a cumulative total of 44 Assisted Living Bungalows and/or Assisted Living Flats (C2 use), Management Offices (E(g)(i) use, Cafe (E(b) use and associated works' was approved 23/08/2024.

### *Local authority information*

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### *Delivery forecast (to be completed by Developer)*

Financial year	Unit completions
2025/26	0
2026/27	15
2027/28	15
2028/29	0
2029/30	0

### Commentary on delivery forecast

(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: ORSIS EA LIMITED / CROFTON HALL GARDENS LTD / HARRIS IRWIN

Print name: ANTHONY PENDERCAST

Job title: DIRECTOR

Date: 16/5/2025

Planning has been reduced to 30 Bungalows luti -

Start date towards end 2025

Build rates still in tender process

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning application: 12/00703/O, 13/02089/VC, 19/00978/MA and 24/00070/RM Site allocation: STR.04
Location	Three Score, Bowthorpe
Planning Status	GNLP allocation and Consent granted
Description of Development	<p>Redevelopment of site with up to 1000 homes, including affordable housing, care home, a new village centre including at least one local shop, public open space and associated roads and infrastructure. (dwellings completed or subject to reserved matters approvals are discounted from the total of 1000)</p> <p>Reserved Matters for erection of 89 dwellings and associated works, including continued use of temporary construction compound, in connection with application 12/00703/O as varied by 24/00069/VC.</p>

### Number of homes completed by year

Financial year	Unit completions
2019/20	18
2020/21	32
2021/22	42
2022/23	0
2023/24	47

### Commentary on site progress

*This is a long-standing allocation, carried forward into the GNLP. The site has outline consent, has delivered 3 phases to date and has reserved matters consent for phase 4.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	29

### Commentary on completions in last financial year

29 completions in 24/25 which completes phase 3 of development.

### Delivery forecast

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	37
2028/29	52
2029/30	100

### Commentary on delivery forecast

Planning has been approved for 89 dwellings as phase 4 of the development. It is anticipated that this phase could commence in 2026/27 with completions over 2 years. It is likely that the council will look to accelerate delivery across the remainder of the site through a disposal strategy but delivery will go beyond the 5-year period.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	HB Villages Ltd
Reference	Planning application: 18/01772/F, 20/01624/MA, 23/01287/F Site allocation: NON.05
Location	Mousehold Lane, Start Rite Factory site
Planning Status	GNLP allocation and Consent granted
Description of Development	Erection of a two-storey residential building containing 12 one-bedroom specialised supported living apartments, and two single-storey blocks of three specialised supported living bungalows, together with associated access, open space/external landscaping, and parking (Use Class C3(b)).

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	43

### Commentary on site progress

*Please include any relevant information to support the information in the table above.*

*The site works commenced January '25*

*Progress is good and on time for delivering 20 specialised supported housing units in March 2026.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

Please include information on the total number of homes completed, the total affordable homes completed and split number of affordable homes by tenure where relevant.

Not applicable

### Delivery forecast

Financial year	Unit completions
2025/26	18
2026/27	
2027/28	
2028/29	
2029/30	

### Commentary on delivery forecast

On time

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: HBV Group

Print name: Oliver Carroll

Job title: Director

Date: 12/05/25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning application: 19/00971/F      Site allocation: NON.04
Location	Land north of Windmill Road, Norwich
Planning Status	GNLP allocation and Consent granted
Description of Development	Erection of 17 dwellings.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*The Council has acquired this site through the Towns Deal revolving fund. The council is looking to dispose of the site to a developer with agreements to build out within certain time periods.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

No delivery in 24/25

**Delivery forecast**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	17
2028/29	
2029/30	

**Commentary on delivery forecast**

The council is working on a strategy to dispose of the site with timescales for delivery conditioned.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Site allocation: NCC.03
Location	Land at Rose Lane and Mountergate
Planning Status	GNLP allocation
Description of Development	Allocated for mixed-use development to include high-quality office space, managed workspace and live-work units, and approximately 50 homes.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

This site is allocated in the Greater Norwich Local Plan. There are currently no consents or applications pending consideration for development of this site in accordance with the allocation. The council is actively considering how the site can be taken forward in line with the allocation, which includes land outside of its ownership.

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

No delivery in 24/25

**Delivery forecast**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	0
2028/29	0
2029/30	0

**Commentary on delivery forecast**

Some initial feasibility and options work has been undertaken.

The site allocation includes adjacent land not owned by the City Council. Work is underway to ascertain joint working relationships to bring forward the site.

We are not currently anticipating delivery in the 5-year period.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Site allocation: NCC.10
Location	Land at Garden Street and Rouen Road, Norwich
Planning Status	GNLP Allocation
Description of Development	Allocated for housing led mixed-use development. This will accommodate approximately 100 homes. This site could include an element of small-scale office/business units to cater for small business.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*This site is allocated in the Greater Norwich Local Plan. To date, there is no planning application for the development of the site. The council will assess options for the site during 2025/26/*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

*No delivery in 24/25*

### Delivery forecast

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	

### Commentary on delivery forecast

This site is uncertain on delivery timescale at this time and is likely to go beyond the current 5-year programme whilst options continue to be reviewed.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	TOWN
Reference	Planning application: 22/00762/F Site allocation: NCC.20
Location	Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street Norwich
Planning Status	GNLP allocation and Consent granted
Description of Development	Demolition of existing structures and construction of 34 low energy cohousing dwellings and ancillary shared facilities, with associated landscaping and car and cycle parking.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Please include any relevant information to support the information in the table above.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

n/a

### Delivery forecast

Financial year	Unit completions
2025/26	0
2026/27	22
2027/28	12
2028/29	0
2029/30	0

### Commentary on delivery forecast

Unit completions is to mean Practical Completion of construction, not the sale and hand over of units.

The above is subject to securing finance, successful tender for a main contractor and a start on site November 2025.

We are taking a phased approach to construction, which is subject to review once a contractor is appointed.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: TOWN

Print name: Gemma Holyoak

Job title: Development Manager

Date:19/05/2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Stantec
Reference	Site allocation: NON.02
Location	Site at Hurricane Way, Airport Industrial Estate, Norwich
Planning Status	GNLP Allocation
Description of Development	Allocated for light industrial and housing development. This will accommodate approximately 30 homes.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

0

**Delivery forecast**

Financial year	Unit completions
2025/26	0
2026/27	35
2027/28	0
2028/29	0
2029/30	0

**Commentary on delivery forecast**

Planning application expected Q2 2025.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Agent

Print name: GARETH WILSON

Job title: Planning Director

Date: 29.04.2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning permission: 15/00272/F and 17/00220/MA
Location	Goldsmith Street
Planning Status	Consent granted
Description of Development	Redevelopment of site to provide 105 dwellings with associated access, landscaping and amenity spaces.

### Number of homes completed by year

Financial year	Unit completions
2019/20	44
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Planning consent granted, 93 homes completed and occupied for a number of years. 12 dwellings remain to be constructed; on hold since 2020.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

*No delivery in 2024/25*

**Delivery forecast**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	0
2028/29	0
2029/30	0

**Commentary on delivery forecast**

Further feasibility work has commenced on the remaining 12 dwellings.  
Currently anticipating any delivery beyond the current 5-year period (2029/30)

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Site allocation: NCC.16
Location	Friars Quay Car Park, Colegate
Planning Status	GNLP Allocation
Description of Development	Allocated for residential development of approximately 25 homes. Offices and other commercial uses appropriate as a small element,

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*No progress to date on this site*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

No delivery in 24/25

**Delivery forecast**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	0
2028/29	0
2029/30	0

**Commentary on delivery forecast**

No delivery is anticipated in the next 5-year period for this site

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Flagship Housing Developments Limited
Reference	Site allocation: NON.06
Location	Site of former Van Dal Shoes, Norwich
Planning Status	GNLP Allocation
Description of Development	Allocated for residential development of approximately 25 homes

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Please include any relevant information to support the information in the table above.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

*Please include information on the total number of homes completed, the total affordable homes completed and split number of affordable homes by tenure where relevant.*

*Planning application will likely be submitted in September 2025.*

*Homes are proposed to be the following mix;*

*34 x 1Bed 2Person Flats, 14 x 2 Bed 3 Person Flats – all Social Rent*

### Delivery forecast

Financial year	Unit completions
2025/26	
2026/27	
2027/28	48
2028/29	
2029/30	

### Commentary on delivery forecast

*The forecast is approximate at this time due to the fact that the planning application is yet to be submitted, the demolition and remediation of the old factory is ongoing and we are tendering for a main works contractor. Once the main works contractor is confirmed, we will be in a position to update the projected delivery programme for the development.*

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: ***Flagship Housing Developments Limited***

Print name: ***Kai Gibbon***

Job title: ***Pre-Construction Project Manager***

Date: ***23.06.2025***

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich River Ltd
Reference	Site allocation: NCC.09
Location	King Street, 125-129, 131-133 and Hobrough Lane
Planning Status	GNLP Allocation
Description of Development	Allocated for residential-led mixed-use development. This will accommodate approximately 20 homes.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Applications for planning and listed building consent have been submitted, in May 2025 (references 25/00520/F and 25/00521/L), following extensive pre-application discussions with Officers, the public and other local groups. The application was previously delayed due to the developer's financial difficulties, which were significantly exacerbated by the rise in interest rates following the "mini-budget" of September 2023. A new funding partner is now in place, and the developer is confident the site can now be built out within the timeframe indicated below.*

*The development proposes 55 homes. No affordable housing is proposed, as this would not be financially viable. This is demonstrated within the Financial Viability Appraisal which accompanies the planning application.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

**Date:**

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

*Please include information on the total number of homes completed, the total affordable homes completed and split number of affordable homes by tenure where relevant.*

### Delivery forecast

Financial year	Unit completions
2025/26	0
2026/27	15
2027/28	30
2028/29	10
2029/30	0

### Commentary on delivery forecast

*This is a relatively small site, and no enabling infrastructure is required.*

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Agent: Waller Planning

Print name: Tim Waller

Job title: Director

Date: 12<sup>th</sup> May 2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	McCarthy and Stone Retirement
Reference	Planning application: 19/00911/F      Site allocation: NOS.08
Location	Bartram Mowers Ltd Bluebell Road Norwich NR4 7LG
Planning Status	GNLP Allocation and Consent granted
Description of Development	Demolition of existing buildings and erection of 32 bungalows, 18 apartments, a residents pavillion, access and ancillary development.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	28

### Commentary on site progress

*Please include any relevant information to support the information in the table above.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	8 Bungalows, 14 affordable units

### Commentary on completions in last financial year

The second phase of the McCarthy & Stone development was completed in the summer of 2024 and the breakdown of the units completed in that year is detailed above.

### Delivery forecast

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	

### Commentary on delivery forecast

Bartram Holdings are currently in discussions with potential developers of the final part of our allocated land on Bluebell Road. At this present time I am unable to give a definite date of when a planning application is likely to be forthcoming but the last application, which was subsequently withdrawn, was for 23 bungalows and 74 apartments. The area of allocated land remaining is 4.8 acres.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Bartram Holdings Ltd

Print name: Mark Bartram

Job title: Director

Date: 25.06.2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning application: 22/00434/F Site allocation: STR.02
Location	Land and Buildings To the North and West, Anglia Square, Norwich
Planning Status	GNLP Allocation and Consent granted
Description of Development	Hybrid (Part Full/Part Outline) application for the comprehensive redevelopment of Anglia Square, and car parks fronting Pitt Street and Edward Street for: up to 1,100 dwellings and up to 8,000sqm (NIA) flexible retail, commercial and other non residential floorspace including Community Hub, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), car club spaces and associated works to the highway and public realm areas.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*The council has acquired the site in December 2024 and has successfully bid for £34m to acquire, demolish and remediate the site to prepare it for redevelopment. In 2025/26 the focus will be on completing these enabling works whilst also working up a full development strategy. It is currently anticipated that construction of the first dwellings could commence in 2026/27 with a likely 10 year phased development period.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development Management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

*No delivery to date*

**Delivery forecast**

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	100
2029/30	200

**Commentary on delivery forecast**

It is anticipated that construction of homes could commence in 2026/27 with the first 100 homes completed during 2028/29. Delivery would then be on a phased approach with completion of the site expected by 2036/37.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning application: 24/00134/NF3 Site allocation: NON.09
Location	Former Mile Cross Depot, Mile Cross Road, Norwich
Planning Status	GNLP allocation and Consent granted
Description of Development	Erection of 67 dwellings, the removal of northern wall, demolition of existing garages, creation of open space, new landscaped area, new cycle and footway links and associated works (phase 1 of redevelopment).

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Planning approved for phase 1 – 67 dwellings. Significant ground stabilisation works have been completed to ready the site for redevelopment. Further enabling package of works due to commence in 25/26 whilst the full contract is tendered. Further options appraisals regarding the remainder of the site are expected to conclude in 25/26.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

*No delivery in 24/25*

**Delivery forecast**

Financial year	Unit completions
2025/26	
2026/27	
2027/28	35
2028/29	32
2029/30	100

**Commentary on delivery forecast**

Works are expected on full construction in 2026/27 with completion of the 67 dwellings likely over the following 2 years. There is potential for a further approximate 100 dwellings which will likely overlap in delivery with phase 1 and expected to complete by 2029/30

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning application: 22/00273/F      Site Allocation: NCC.07
Location	Land Off Argyle Street Norwich NR1 2DA
Planning Status	GNLP Allocation and Consent granted
Description of Development	Construction of 14 No. dwellings and associated works with partial demolition and alteration of wall adjoining Southgate Lane.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

Planning permission granted in 2023. The development had been tendered and contract awarded by cabinet but unfortunately the winning tender subsequently withdrew.

Works on site to fully understand the ground conditions have commenced and further works on this are anticipated in 2025 with the project also due to be re-tendered.

Anticipating a start on site of full construction in 2026/27 with completion in 2028/29. All 14 dwellings will be council owned affordable housing.

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

*No completions in 24/25*

### Delivery forecast

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	14
2029/30	

### Commentary on delivery forecast

The delivery forecast assumes a full construction start on site in 2026/27 with approximately 18 months for build.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	Planning Application: 22/00272/F      Site allocation: NCC.11
Location	10 - 14 Ber Street Norwich NR1 3EJ
Planning Status	GNLP Allocation and Consent granted
Description of Development	Consent for 9 dwellings

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Planning consent has been granted. The council is currently reviewing the delivery strategy for the site.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

**Number of homes completed in the last financial year**

Financial year	Unit completions
2024/25	0

**Commentary on completions in last financial year**

*No delivery in 24/25*

**Delivery forecast**

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	9
2029/30	

**Commentary on delivery forecast**

**The council is currently reviewing the delivery strategy for the site and will look to conclude this work in 24/25 and take this forward for development in 2026/27.**

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norwich City Council

Print name: Andrew Turnbull

Job title: Development Strategy Manager

Date: 27.5.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Lanpro Services
Reference	Planning application: 20/01579/F
Location	40 Upton Road The Childrens Centre
Planning Status	Consent granted
Description of Development	Part demolition, extension and conversion of Eaton Grange Building, conversion and extension of coach house and new build development to provide a total of 23 new dwellings.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Please include any relevant information to support the information in the table above.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

*Please include information on the total number of homes completed, the total affordable homes completed and split number of affordable homes by tenure where relevant.*

### Delivery forecast

Financial year	Unit completions
2025/26	7
2026/27	16
2027/28	
2028/29	
2029/30	

### Commentary on delivery forecast

Development has commenced on site and phase 1 which include 7 apartments as part of the conversion of the existing building will likely be complete by early summer.

The new build element is due for completion in Q2/Q3 next year 2026.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Agent: Lanpro

Print name: Daniel Orford

Job title: Associate Director of Architecture

Date: 29.04.25



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Dynamik Construction
Reference	Planning application: 22/01471/F Site allocation: NOS.02
Location	Site Of 238A Dereham Road Norwich
Planning Status	GNLP Allocation and Consent granted
Description of Development	Nine new dwellings with associated external works.

### Number of homes completed by year

Financial year	Unit completions
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	0

### Commentary on site progress

*Please include any relevant information to support the information in the table above.*

### Local authority information

Local authority: Norwich City Council

Print name: Nyasha Dzwowa / Charlotte Rivet

Job title: Planner (Development management) / Planner (Policy)

Date: 24.04.2025

### Number of homes completed in the last financial year

Financial year	Unit completions
2024/25	0

### Commentary on completions in last financial year

*Please include information on the total number of homes completed, the total affordable homes completed and split number of affordable homes by tenure where relevant.*

### Delivery forecast

Financial year	Unit completions
2025/26	9
2026/27	
2027/28	
2028/29	
2029/30	

### Commentary on delivery forecast

**Pre Construction Activities are Ongoing, as planned we will complete the entire 9 new dwellings within the financial year 2025/26**

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Dynamik Norwich Ltd.

Print name: Ariharan Jatheeswaran

Job title: Commercial Manager

Date: 30-05-2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Taylor Wimpey
Reference	COS1 / 2021/1730
Location	West of Lodge Farm, Britannia Way, Costessey
Planning Status	Allocation / Application Pending Consideration
Description of Development	Erection of 44 new homes (including affordable homes), estate roads/private drives, open space, landscaping and supporting infrastructure on 1.5 hectares of land on the former school and shop reserve site at Hampden View, Costessey.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site formed part of the COS1 allocation, which was allocated for residential development and associated infrastructure on 26 October 2015. A hybrid planning application including detailed proposals for 495 dwellings and outline proposals for a single form of entry school and convenience store, on the, then, proposed allocation site (Reference: 2013/0567), was submitted on 9 April 2013 and approved on 30 April 2014. A detailed planning application (Reference: 2021/1730) for 44 homes on the site previously proposed for a single form of entry school and convenience store was subsequently submitted on 26 July 2021. This application has not yet been determined. The site is constrained by Nutrient Neutrality.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

## Delivery forecast

Financial year	Unit completions
2025/26	0
2026/27	22
2027/28	22
2028/29	0
2029/30	0

## Commentary on delivery forecast

We have experienced significant delays in the processing of this planning application. We are now in the process of purchasing Nutrient credits to unlock this development. We are hopeful that the planning permission will be issued in the next few weeks. We are keen to open this site as an outlet as soon as possible, so as soon as we receive planning permission we will be bringing this site on in terms of delivery.

Realistically it will be the second half of next year before there are any complete dwellings on this development so the delivery of the total number of 44 dwellings has been split between next year and the first half of the following year.

## Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Taylor Wimpey

Print name: Alison Cornish

Job title: Senior Town Planner

Date: 30 May 2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Big Sky Developers
Reference	2013/1494 2018/2783-9
Location	Land south of the A11 & east of the A47, Cringleford.
Planning Status	Outline Permission with Reserved Matters
Description of Development	Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.

### Site progress

Total Homes Completed at 1st April 2025: 201

Homes Under Construction at 1st April 2025: 55

### Number of homes completed by year

Financial year	Unit completions
2020/21	2
2021/22	91
2022/23	81
2023/24	27
2024/25	0

### Commentary on site progress

Outline permission 2013/1494 for up to 650 dwellings granted on appeal 8<sup>th</sup> January 2016.

Reserved matters consents have been developed as follows:

- Phase 1 for 67 units (2018/2783). Approved 26 September 2019. Completions: 2 plots in 2020/21; 58 in 2021/22. Remaining 7 units un-commenced..
- Phase 2 for 79 units (2018/2784). Approved 18 February 2020. Phase complete: 33 plots in 2021/22; remaining 46 plots in 2022/23.
- Phase 3 for 62 units (2018/2785). Approved 10 December 2020. Phase complete: 35 plots in 2022/23; remaining 27 plots in 2023/24.
- Phase 4 for 55 units (2018/2786). Approved 7 June 2024.
- Phase 5 for 22 units (2018/2787). Approved 6<sup>th</sup> February 2025
- Phase 6 for 29 units (2018/2788). Approved 30<sup>th</sup> September 2024

- Phase 7 for 34 units (2018/2789). Approved 28<sup>th</sup> March 2025

Together the permitted applications account for 348 dwellings. A further 293 units have been approved under reserved matters applications 2018/2835-6, submitted by Tilia Homes and thus accounting in total for 641 units on outline 2013/1494.

This JDS relates only to the anticipated trajectory for Big Sky phases only.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

### Delivery forecast

Financial year	Unit completions
2025/26	59
2026/27	93
2027/28	0
2028/29	0
2029/30	0

### Commentary on delivery forecast

*Phase 10 on site complete aug 25*

*Phase 16 on site complete jan 25*

*Phase 14 due to start jun 25 complete June 26*

*Phase 13 due on site nov 25 complete dec 26*

*Phase 17 due on site Feb 26 complete mar 27*

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Big Sky Living

Print name: G Waterton

Job title: Development manager

Date: 1-5-25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Rural Solutions
Reference	2018/0980
Location	Land West of Norwich Road, Dickleburgh
Planning Status	Outline Permission
Description of Development	Demolition of an existing dwelling and the erection of a mixed-use development comprising of 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people. A small-scale community facility. A unit for commercial/community use. Public open space and enhanced areas of woodland.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

Outline consent was granted on 23 August 2019 under application 2018/0980. This was for the demolition of an existing dwelling and erection of a mixed-use development comprising of 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people. Application 2020/0517 for an amendment to phasing was approved on 10 June 2020. Reserved matters application 2020/0597 for plot 8 only is pending consideration.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	0
2028/29	0
2029/30	22

### Commentary on delivery forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

All 22 dwellings will be delivered in 2029/30 alongside the 25 units proposed to be allocated by the Dickleburgh Neighbourhood Plan, under NP Policy DR20. It is therefore anticipated that a total of 47 units will be delivered at that time.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Rural Solutions (Agent)

Print name: Nicole Wright

Job title: Head of Planning

Date: 02/05/2025



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norfolk Homes
Reference	DDNP01 2021/2782
Location	Land north of the Cemetery, west of Heywood Road and east of Shelfanger Road, Diss
Planning Status	Land Allocation/Outline Approval
Description of Development	The erection of up to 179 dwellings, 0.64ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burston Road, public open space and associated infrastructure and landscaping.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site was allocated for approximately 180 dwellings on 16 October 2023 with the adoption of the Diss and District Neighbourhood Plan. Outline consent for 179 dwellings was granted on 11 January 2024 under application 2021/2782. Reserved Matters application 2025/0960 for 177 dwellings submitted 26<sup>th</sup> March 2025 and is pending consideration.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

## Delivery forecast

Financial year	Unit completions
2025/26	0
2026/27	15
2027/28	35
2028/29	35
2029/30	35

## Commentary on delivery forecast

Reserved matters application currently in and running with a hopeful start date on site of January 2026 and infrastructure works thereafter to allow delivery of units.

## Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norfolk Homes Ltd

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 08.05.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Pigeon
Reference	DDNP3
Location	Land west of Nelson Road and east of Station Road, Diss
Planning Status	Land Allocation
Description of Development	25 dwellings

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site was allocated for approximately 25 dwellings on 16 October 2023 with the adoption of the Diss and District Neighbourhood Plan.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	
2026/27	
2027/28	
2028/29	13
2029/30	

### Commentary on delivery forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

We are currently in discussion with a delivery partner about the delivery of 13 homes on the northern part of the site controlled by the Thelveton Estate/Pigeon and anticipate that a planning application will be submitted within the next 12-18 months.

However, this is subject to confirmation of affordable housing funding being confirmed by Government (expected in June 2025).

The southern part of DDNP3 is owned by Burt Boulton Holdings Limited, Sheridan House, 40-43 Jewry Street, Winchester, SO23 8RY.

### Developer's declaration

I confirm that:

- the northern part of the site controlled by Pigeon is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Pigeon

Print name: Rob Snowling

Job title: Director - Planning

Date: 05/05/2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon
Reference	STR.08 2014/2611/O
Location	Land North and South of Dereham Road, Easton
Planning Status	Outline Permission
Description of Development	Remaining 514 of original 890 dwellings not covered by the reserved matters consent 2020/0962 and 2021/1612.

### Site progress

Total Homes Completed at 1st April 2025: 320

Homes Under Construction at 1st April 2025: 128

### Number of homes completed by year.

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	39
2023/24	107
2024/25	174

### Commentary on site progress

Outline consent for 890 dwellings, primary school, village hall, retail store and open space was granted on 1 November 2016 under application 2014/2611. Reserved matters application 2020/0962 for 291 dwellings was approved on 19 March 2021. 2021/1612 for 85 dwellings (reduced from 114 dwellings). Approved 6<sup>th</sup> January 2025.

This Joint Delivery Statement concerns the reserved matters application 2021/2417 for 318 dwellings. Received on 29 October 2021 yet to be determined. The site is constrained by Nutrient Neutrality and is in the process of being addressed through mitigation.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast** *(to be completed by Developer)*

Financial year	Unit completions
2025	22
2026	110
2027	105
2028	104
2029	62
2030	

**Commentary on delivery forecast**

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

I have changed to dates as Persimmon work to calendar year.

This is subject to planning permission being granted for Phase 3 and 4 before the end of H1 of 2025.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 15/05/2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Orbit Homes
Reference	S.HA.1 2023/3610
Location	South of Spirketts Lane
Planning Status	Land Allocation with pending application.
Description of Development	Residential development of 162 dwellings with associated access, parking, open space, landscaping and surface water attenuation.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site is allocated for approximately 150 dwellings through the GNLP, which was adopted by South Norfolk Council on 26 March 2024.

Full application 2023/3610 for 162 dwellings was recommended for approval by Planning Committee on 23<sup>rd</sup> October 2024 subject to a S106 agreement.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast (to be completed by Developer)**

Financial year	Unit completions
2025/26	0
2026/27	42
2027/28	40
2028/29	40
2029/30	40

**Commentary on delivery forecast**

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

The scheme is currently undertaking the final stage of the required archaeological investigative dig, this is due to complete Summer 2025. The Planning Decision Notice and signed S106 is due to be completed within this time and start on site mobilisation can then commence towards Autumn 2025.

We are in the process of tendering the subcontractor packages. Consideration is being given to deliver the scheme utilising MMC timber frame methods. Orbit are currently delivering another scheme utilising this method of construction, and have applied similar build-out rates which are being achieved there. Any understanding on lead-in times will be derived from the tender returns and captured into the programme as required.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Orbit

Print name: Rebecca Williams

Job title: New Sites Technical Manager

Date: 07/05/2025



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	CODE Development Planners
Reference	S.HA.4 2019/2115
Location	Land Off Station Hill
Planning Status	Outline permission
Description of Development	Outline application for demolition of one building and erection of up to 40 dwellings with public open space and associated infrastructure.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site was allocated on 26 October 2015 for a mixed use, comprising employment uses in Class B1, a small-scale food store, and/or health and community facilities.

Outline application 2025/0519 for up to 40 dwellings is pending consideration. This renews the previous outline application 2019/2115 approved 31 March 2022.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast (to be completed by Developer)**

Financial year	Unit completions
2025/26	N/A
2026/27	Estimated 10 units
2027/28	Estimated 10 units
2028/29	Estimated 10 units
2029/30	Estimated 10 units

**Commentary on delivery forecast**

Our current delivery intentions for the Harleston site land of Station Hill are to develop approximately 10 residential units per annum. This phased approach is subject to the successful renewal of the outline planning application, which remains a key milestone in unlocking the site's development potential.

While this represents our current strategy, we acknowledge that delivery timelines and phasing may be subject to change depending on evolving market conditions and the overall commercial viability of the scheme. However, it remains our intention to proceed with the build-out of the development following receipt of planning consent, adapting our approach as necessary to reflect both planning conditions and commercial drivers.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: RG Carter Group Limited/ Bullen Group

Print name: Gary Mann

Job title: Director

Date: 27/05/2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon
Reference	2021/0758
Location	Land North Of Hethersett Village Centre (Phase 4)
Planning Status	Pending with a resolution to grant
Description of Development	Outline planning application (all matters reserved) for an 'uplift' of up to an additional 200 dwellings (market and affordable units) on Parcels A4 (part) and B4 of Phase 4 of the Hethersett North village expansion area (subject of approved planning consent 2011/1804/O)

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

An application for outline consent for a 200-home uplift to 2011/1804 obtained a committee resolution to approve on 10 October 2022 and following material changes again on 15 January 2025 . The site is constrained by Nutrient Neutrality.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025	
2026	
2027	40
2028	46
2029	20
2030	

### Commentary on delivery forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

I have changed to dates as Persimmon work to calendar year.

This is subject to outline permission being granted by June 2025 and Reserved Matters being granted by January 2026. Start on site to commence in Qu 1 2026.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 15/05/2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon
Reference	2011/1804
Location	Hethersett, North Village
Planning Status	Outline permission with reserved matters
Description of Development	Residential led mixed use development of 1196 dwellings and associated uses including a Primary School.

### Site progress

Total Homes Completed at 1st April 2025: 448

Homes Under Construction at 1st April 2025: 66

### Number of homes completed by year (Persimmon parcels only)

Financial year	Unit completions
2020/21	42
2021/22	47
2022/23	132
2023/24	16
2024/25	27

### Commentary on site progress

Outline consent for 1196 residential units to be shared between Persimmon and Taylor Wimpey was granted on 22 July 2013 under application 2011/1804.

Reserved matters consents on Persimmon parcels have been developed as follows:

- 2015/1681 Phase B1-a (126 dwellings). Approved 18 February 2016. Phase complete:
- 2017/1104 Phase B1-b (107 dwellings). Approved 9 November 2017. Phase complete:
- 2018/2500 Phase B2 (191 dwellings). Approved 4 October 2019. 3 Units remaining.
- 2021/2226 Phase B3 (148 dwellings). Received 5 October 2021. Approved 11 April 2024. 121 Units remaining.

A separate JDS examines the anticipated trajectory for the uplift application 2021/0758.

The remaining 57 units on the outline scheme are intended to be delivered as affordable housing.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast** *(to be completed by Developer)*

Financial year	Unit completions
2025	64
2026	69
2027	23
2028	
2029	
2030	

### Commentary on delivery forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

I have changed dates as Persimmon work to calendar year.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 15/05/2025

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	M Scott Properties Ltd
Reference	2023/3506
Location	Land North of Beccles Road, Loddon
Planning Status	Outline permission
Description of Development	Outline planning permission for up to 85 dwellings, creation of new vehicle access, public open space, associated infrastructure and landscaping with all matters reserved except for access

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

Outline planning application 2023/3506 for up to 85 dwellings granted permission 12 February 2025.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

Delivery forecast **(to be completed by Developer)**

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	35
2028/29	30
2029/30	20

### Commentary on delivery forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

Contracts have been exchanged with a housebuilder for the sale of the Site and the reserved matters application is expected to be submitted in Summer 2025.

### Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Scott Properties

Print name: Richard Martin

Job title: Director

Date: 6<sup>th</sup> May 2025



## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norfolk Land Ltd
Reference	LNGS1 2018/0111/O
Location	Land East Of The A140, Long Stratton
Planning Status	Approved
Description of Development	Hybrid Application on 131.7 hectares of land to the east of the A140 seeking outline planning permission for 1275 no. dwellings, 8 hectares of employment land for uses within Classes B1, B2 and B8, 2-hectare primary school site, community facilities site, associated infrastructure and public open space. Together with application for full permission for a bypass including roundabouts and junctions.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

This eastern section of the LNGS1 site was allocated for approximately 1,200 dwellings on 26 May 2016, with the adoption of the Long Stratton Area Action Plan.

Outline consent for 1,275 dwellings, alongside full permission for a bypass, was granted on 15/09/2023 under hybrid application 2018/0111. A number of Approval of Condition Details applications have been submitted with some approved whilst others remain pending consideration. Nutrient Neutrality guidelines apply as the location of the site lies within the sensitive Yare catchment.

**Local authority information**

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast**

<b>Financial year</b>	<b>Unit completions</b>
2025/26	0
2026/27	10
2027/28	50
2028/29	100
2029/30	100

**Commentary on delivery forecast**

Site currently being marketed with reserved matters due by September 2026 and a start on site ASAP after approval.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norfolk Land Ltd

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 08.05.25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Norfolk Homes
Reference	LNGS1 2018/0112
Location	Land West Of The A140, Long Stratton
Planning Status	Land Allocation
Description of Development	Hybrid Application on 40.8 hectares of land to the west of the A140 seeking outline planning permission for 387 no. dwellings and 1.5 hectares of Class B1 employment land, associated infrastructure and public open space. Together with application for full planning permission for a western relief road (including a roundabout access at the north to the A140 and a priority junction access to Swan Lane at the south) and with phase 1 housing consisting of 213 no. dwellings, associated infrastructure and public open space.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

This western section of the LNGS1 site was allocated for approximately 600 dwellings on 26 May 2016, with the adoption of the Long Stratton Area Action Plan.

Outline consent for 387 dwellings, together with full permission for a western relief road and 213 dwellings, was granted on 15 September 2023 under hybrid application 2018/0112. A number of Approval of Condition Details applications have been submitted with some approved whilst others remain pending consideration. Nutrient Neutrality guidelines apply as the location of the site lies within the sensitive Yare catchment.

**Local authority information**

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

**Delivery forecast**

Financial year	Unit completions
2025/26	8
2026/27	35
2027/28	35
2028/29	35
2029/30	35

**Commentary on delivery forecast**

Infrastructure works under way with expected first completions circa February 2026 with a delivery rate of 35 units per annum, thereafter.

**Developer's declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Norfolk Homes Ltd.

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 08.05.25

:

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Bennett Homes
Reference	SWA1 2023/0908
Location	Main Road
Planning Status	Land Allocation
Description of Development	Approximately 30 dwellings

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site was allocated for approximately 30 dwellings on 26 October 2015, and is intended to be carried forward with an increase in numbers to 40 through the South Norfolk Village Clusters Housing Allocations Plan.

Full permission for 43 dwellings is pending consideration under application 2023/0908.

The site is constrained by Nutrient Neutrality.

### Local authority information

Local authority: South Norfolk Council

Print name: Glen Beaumont

Job title: Area Planning Manager

Date: 22 May 2025

## Delivery forecast

Financial year	Unit completions
2025/26	
2026/27	10
2027/28	18
2028/29	15
2029/30	

## Commentary on delivery forecast

We will start as soon as we can and will sell at a similar rate to our nearby completed site in Bobbins Way, subject to market conditions.

## Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: BENNETT HOMES

Print name: ADAM BELL

Job title: DEVELOPMENT DIRECTOR

Date: 22/5/25

## 5-year Land Supply Site Form

**Page 1:** Completed by the local authority, updated by the developer/agent if necessary.

**Page 2:** Completed by the developer/agent.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Heritage Developments
Reference	TAC1 2017/0225
Location	Land West Of The Fields
Planning Status	Land Allocation with Outline pending
Description of Development	Residential development for 21 dwellings together with associated public open space and access.

### Site progress

Total Homes Completed at 1st April 2025: 0

Homes Under Construction at 1st April 2025: 0

### Number of homes completed by year

Financial year	Unit completions
2020/21	0
2021/22	0
2022/23	0
2023/24	0
2024/25	0

### Commentary on site progress

The site was allocated for approximately 20 dwellings on 26 October 2015, and is intended to be carried forward through the South Norfolk Village Clusters Housing Allocations Plan. This would include an increase in numbers to 21, in line with the existing outline permission.

Two applications are pending consideration on this site, both detailing 21 dwelling units. Reserved matters application 2021/2572 would provide 33% affordable housing in line with incoming GNLP requirements; full application 2023/3857 would provide no affordable units due to viability concerns. The site is constrained by Nutrient Neutrality due to its location within the sensitive Yare catchment.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Place Shaping Manager

Date: 1 May 2025

## Delivery forecast

Financial year	Unit completions
2025/26	0
2026/27	0
2027/28	11
2028/29	10
2029/30	

## Commentary on delivery forecast

Heritage Developments forecast to commence development of the site around Autumn 2026 (subject to satisfactory progress on the current planning application). From commencement, it will be circa 9 months before the completion of the first dwelling. Thereafter, the units will be completed at a rate of approximately 1 dwelling per month.

## Developer's declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Agent: Locus Planning Ltd

Print name: James Platt

Job title: Director, Planning Consultant

Date: 13/05/2025