

Greater Norwich Area Housing Land Supply Assessment at 1st April 2020

Summary

This note sets out the housing land supply position for the Greater Norwich area for the period 1 April 2020 to 31 March 2025. The Revised National Planning Policy Framework (NPPF) requires local planning authorities to:

“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA had already indicated the need to update the housing requirement. Therefore, in accordance with NPPF paragraph 73, the Greater Norwich housing land supply must be measured against local housing need (LHN).

The revised NPPF also introduced the Housing Delivery Test (HDT) as an annual measurement of housing delivery. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 133% of the number of homes required between 2017/18 and 2019/20.

Policy 4 of the JCS sets out a three-district requirement, within which a policy decision was made to focus new allocations within a Norwich Policy Area. Similarly, the HDT is measured jointly across all of Broadland, Norwich and South Norfolk. LHN figures are only provided on a district basis, which can be aggregated up in accordance with Planning Practice Guidance. Lastly, the 2017 SHMA indicated that the vast majority of the three districts are within the same housing market area. Consequently, it is considered appropriate to measure land supply across this area. This approach effectively replaces that of separately measuring housing land supply across the Norwich Policy Area (NPA) and Rural Policy Areas (RPA) of Broadland and South Norfolk, although these areas are still considered in the AMR in relation to monitoring objective 2.

Based upon this calculation of five year housing land supply for Greater Norwich (including the 5% buffer required by the NPPF), the Greater Norwich Authorities can demonstrate:

- 123% (6.16 years / 2,455 home surplus)

Within each of the individual districts the following HLS can be demonstrated:

- Broadland: 184% (9.18 years / 2,270 home surplus)
- Norwich: 87% (4.35 years / 407 home deficit)
- South Norfolk: 113% (5.63 years / 593 home surplus)

Notwithstanding the existence of a housing land supply, the Greater Norwich Authorities recognise that further housing land, above and beyond the existing commitments, needs to be identified to 2038. The authorities have committed to the production of the Greater Norwich Local Plan (GNLP) to plan for these additional needs. Ahead of the adoption of the GNLP the authorities will continue to take a positive approach to development proposals that complement, rather than detract from, the existing and emerging development strategies.

Introduction

1. The policies of the Revised National Planning Policy Framework (NPPF) support Government's objective of "*significantly boosting the supply of homes*". This includes requiring local authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old" (NPPF, para 73)

2. NPPF para 75 requires local authorities to "*monitor progress in building out sites which have permission*", with Government measuring housing delivery against the Housing Delivery Test (HDT).
3. In situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, applications that involve the provision of housing must be determined taking account of the presumption in favour of sustainable development as set out in the NPPF.
4. For purposes of determining planning applications, NPPF para 11 sets out the presumption in favour of sustainable development as:
 - "*approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*
5. The following sections of this report set out the issues that relate to housing land supply across Greater Norwich.
6. Irrespective of the housing land supply situation, the Greater Norwich Authorities will continue to:
 - i. take a positive approach to development proposals that complement, rather than detract from, the existing development strategy.
 - ii. work closely with partners in the development sectors and the LEP, and through initiatives such as the Local Infrastructure Fund and Housing Infrastructure Fund, to stimulate delivery on committed development sites.

The Starting Point for Calculating the 5 year land supply

7. As set out in the Planning Practice Guidance:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or*
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

In other circumstances, the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method”¹.

This echoes paragraph 73 of the NPPF.

8. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA² had already indicated the need to update the housing requirement. Therefore the NPPF requires the starting point for the calculation of housing land supply in Greater Norwich to be local housing need (LHN) as calculated using the standard methodology.
9. As the base date of the 5 Year Housing Land Supply (5YR HLS) Statement is 1 April 2020, the calculation of annual average household growth has been based on the period 2020 to 2030. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2019 ratios published on 19th March 2020, which are the most recent ratios available. A summary of this calculation is set out in table 1 below:

Table 1 Summary of LHN Calculation

	10 Year Average Household 2020-2030	2019 Median Affordability Ratio	Adjustment Factor	Annual LHN 2020 Based
BDC	393.6	9.01	1.31	517
NRW	504.9	6.97	1.19	598
SNC	679.8	9.02	1.31	893
Total Local Housing Need for Greater Norwich				2,008

Past Under-delivery of New Homes

10. The Planning Practice Guidance explains that “*Step 2 of the standard method factors in past under-delivery as part of the affordability ratio*”. As such “*there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figures*”³.

¹ Paragraph 005 Reference ID:68-006-20190722

² Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017

³ Paragraph: 031 Reference ID: 68-031-20190722

11. It is therefore not necessary to add in any uplift to take account of historic under-delivery against the JCS housing requirement when calculating LHN.
12. This approach is consistent with the principles established in *Zurich Assurance Ltd v Winchester City Council* [2014] EWHC 758 (admin) and the specific reasoning set out in *Land on East Side of Green Road, Woolpit* (APP/W3520/W/18/3194926)⁴.

Sources of Supply

Sites of 10 or more

13. Under the Revised NPPF glossary definition of “*Deliverable*”⁵, all development sites with detailed planning permission “*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*”. Where a major development only has outline permission or has only been allocated in a local plan there should be “*clear evidence that housing completions will begin on site within five years*”.
14. In consenting to judgement in the recent case between East Northamptonshire Council and Secretary of State for Housing Communities and Local Government and Lourett Developments Ltd (Claim No. CO/917/2020), the Secretary of State has now accepted that the definition of deliverable in the NPPF should not be considered to be a closed list (and that such an interpretation is an error of law). Specifically the Secretary of State confirmed in the Statement of Reasons attached to the Consent Order:

“The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition.”
15. Therefore, it is now clear that the Councils’ can now include any site in their housing land supply provided that it meets the overarching test of suitable, available and achievable.

Sites with detailed permission

16. Each of the three Greater Norwich Authorities has taken a similar approach to collecting delivery information for major development sites. Developers of major sites with full or reserve matters planning permission have been approached, where appropriate, in order to establish their programme of delivery. Where programmes of delivery have been provided by developers these have then been reflected in the delivery forecast unless there is clear evidence that the programme is unrealistic or it has been identified that the site will not be delivered.
17. This approach reflects developer’s site specific knowledge of their sites, their intentions for bringing forward the site and their expectations for the sale of their housing product within the specific area in which their site is located.
18. Where programmes have not been provided then sites have been included based on reasonable assumptions of what could be expected on the site in question.

⁴ Paragraph 64, page 12.

⁵ National Planning Policy Framework, February 2019, Page 66

Sites with outline permission

19. For sites with only outline permission or subject to allocation, the authorities have reviewed sites and approached developers to understand their delivery programme and have sought to agree Joint Delivery Statements that confirm the developer's delivery intentions and anticipated start and build-out rates. Where, taking account of agreed Joint Delivery Statements and the Council's knowledge on the progress of sites, the Councils are satisfied there is clear evidence that housing completions will begin on site within five years, the relevant delivery forecasts have been included in the housing land supply assessment. Appendix C1 of this statement includes the agreed Joint Delivery Statements and related officer comments and clarifications.

Sites of 9 or fewer

20. Under the Revised NPPF glossary definition of "*Deliverable*"⁵ all sites which do not involve major development "*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*".
21. The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in appendix D2.

Student Accommodation

22. The Planning Practice Guidance states that:

"All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or*
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation".*

and that

*"Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, taking steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling."*⁶

On this basis the Greater Norwich Authorities have included deliverable developments of communal student accommodation in their housing forecast on the basis of a ratio of 1 home to each 2.85 student bedrooms. In accordance with national guidance as set out above, this ratio has been calculated on the basis of the average number of students living in student only households in Norwich and represents the amount of accommodation that new student housing in Norwich can reasonably be expected to release into the wider housing market. This differs from the national ratio of 1 home to

⁶ Paragraph: 034 Reference ID: 68-034-20190722

2.5 student bedrooms that is used for the purposes of the Housing Delivery Test. Studio flats which are consistent with the description in the Planning Practice Guidance have been included on a one for one basis. The officer comments and clarifications in Appendix C1 sets out how dwelling equivalents have calculated for each site.

Older Peoples Housing and Residential Institutions

23. The Planning Practice Guidance states that:

“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market⁷”.

24. The guidance on Housing for Older and Disabled People states that *“For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data⁸”.*

25. On this basis the Greater Norwich Authorities have included deliverable developments of older peoples housing and residential institutions, such as residential care homes, in their housing forecast. For residential institutions this has been on the basis of a ratio of 1 home to each 8 units. This ratio has been calculated in accordance with national guidance and is based on the basis of the average number of adults living in households across the Greater Norwich area. This ratio is also consistent with the national average that forms the basis of the housing delivery test. Appendix C1 sets out how dwelling equivalents have been calculated for each site.

Windfall

26. The National Planning Practice Guidance states that:

“A windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework⁹”.

27. Paragraph 70 of the NPPF states that:

“Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”

Strategic housing land availability register

28. The Councils' have completed a housing and economic land availability assessment (HELAA). The Councils' consider that the sites within the HELAA are however of limited evidential value to the assessment of windfall rates. This is because:

- The HELAA assessment only considers land promoted for consideration in the Greater Norwich Local Plan or previously allocated. Therefore it is likely to exclude land that is already in development boundaries where the principle of development is already established.

⁷ Paragraph 035 Reference ID: 68-035-20190722

⁸ Paragraph: 016a Reference ID: 63-016a-20190626

⁹ Paragraph: 24 Reference ID: 3-24-20140306

- The land considered in the HELAA across Broadland and South Norfolk typically only relates to greenfield extensions to existing settlements either in the form of allocations or sizable settlement limit extensions. By definition these would not be appropriate sources of windfall as they would typically be contrary to policy.
- The HELAA only considered land of 0.25ha or larger and therefore will not take account of smaller development opportunities.

29. For these reasons the Councils' starting point for its assessment of future windfall is based on an assessment of historic rates of windfall development.

Assessment of historic rates of windfall development

30. Greater Norwich authorities have undertaken an assessment of past Windfall completions on sites of 9 or fewer in Broadland and South Norfolk and across all sites in Norwich. This assessment covers a ten year period between 2008/09 to 2017/18. A summary of this assessment is included in Appendix D1.

31. This assessment of historic rates of windfall therefore covers an extensive period of time and takes into account the period in the immediate aftermath of the 2008 global financial crisis. This is considered to be a representative period across a large part of a market cycle and is not skewed by the exclusion of years of depressed housing market activity or only considering period that include more recent policy interventions such as increased permitted development rights for the conversion of barns or offices.

Future Trends

32. The Councils have taken the following view in respect of expected future trends:

- Across Broadland and South Norfolk only windfall sites of 9 or fewer have been included as part of the historic windfall analysis. This avoids the inclusion of larger greenfield sites that would only be likely to occur in the absence of a 5 year housing land supply.
- Garden plots – less significant in Norwich but these have proven a consistent source of supply in Broadland and South Norfolk. Whilst the 2019 NPPF indicates that plans should set out policies seeking to restrict inappropriate development of residential gardens, national policy no longer sets out that assessments of windfall “*should not include residential gardens*” as was the case in the 2012 NPPF. The fact that residential sites have consistently gained permission and been built out is prima facie evidence that appropriate garden land sites continue to come forwards. There are a large number of residential gardens across the Greater Norwich area and therefore these are considered to be a reliable source of supply.
- Barn Conversions and other agricultural buildings – Not relevant in Norwich but have been a consistent source of supply across Broadland and South Norfolk throughout assessment period. Given the rural nature of the district, changes in modern agriculture and the changes to permitted development rights under class Q introduced in 2014, with further amendments in 2018, these are considered to provide a consistent source of supply.
- Conversion of shops, offices and schools – As would be expected these have been a greater source of supply in Norwich than Broadland or South Norfolk but

nonetheless have proven to be consistent sources of supply over the assessment period, albeit subject to some significant year on year variations. Nonetheless, changes such as current permitted development rights under class O for Office to Residential Conversions and new temporary and permanent permitted rights under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 show a clear trend of increasing flexibility. This coupled with the fact that this was a reliable source of supply ahead of the changes to the permitted development rights in ahead of May 2013, indicates that this is likely source of supply that will continue to generate windfall completions.

- Brownfield redevelopment – the redevelopment of brownfield land has been a consistent source of supply over the assessment period. As would reasonably be expected, completions from brownfield redevelopment have been highest in Norwich but have also contributed in Broadland and South Norfolk. It need to be noted that the early years of South Norfolk data included cert of lawfulness, occupancy restriction removal and sub-divisions within this source of supply. Therefore some caution should be taken in respect of the overall average. Nonetheless, the development of brownfield land has consistently contributed to the supply of housing: brownfield land will often be located in places inherently suitable for residential uses, with national policy (para 121 NPPF) setting an expectation that local planning authorities should “*take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purposes in plans*”. The likelihood of this source of supply continuing into the future is also made more likely by changes such as the new permitted development right under Class ZA, which allows for the “*Demolition of buildings and construction of new dwellings houses in their place*”.
- Affordable Housing Exception Sites – this is not a source of supply relevant in Norwich. It is a source that has delivered units in most years across Broadland and South Norfolk. Exceptions sites tend to be located on edge of settlement greenfield sites, there remain significant areas of land which have this characteristic and that could reasonably be expected to be suitable for these purposes. The principle of exception site policies remain established within national and local plan policies. In addition, national policy (para 71) specifically supports entry-level exceptions sites. This is a new type of exception but which is similar in character to affordable housing exceptions and which can reasonably be considered to help ensure contributions from this supply in the future. Therefore this is considered a reliable source of supply, although given the variability in delivery and drop off in supply in recent years some caution should be taken in applying the annual average.
- Other greenfield sites – Whilst sources such as school playing field will be inherently limited in number, there remains no shortage of greenfield land across Broadland and South Norfolk, some of which will lie within defined settlement boundaries, and para.55 dwellings remains acceptable in policy terms. There can also reasonably be expected to remain examples where material consideration justify departures from the development plan, although inherently these will be limited in number. Therefore, this source is expected to remain a reliable source of supply, although it would be sensible to take a prudent approach in respect of the annual average.
- Cert of lawfulness, removal of occupancy restrictions, sub-division of dwellings – These have remained a consistent source of supply across the assessment

period. Given that there are large rural areas across Broadland and South Norfolk, it is reasonable to conclude that there will remain a number of agriculturally restricted or holiday accommodation restricted dwellings across the area. It can also reasonable be expected that there will be a number of larger properties with the potential for sub-division. Therefore this is considered a reliable source of supply.

Precautionary Approach

33. For the reasons set out above the sources of windfall supply are considered to be reliable moving forwards. It is however sensible to take a prudent approach to sources of supply, particularly taking account where future supply is less certain. To account for this, the Councils will apply a precautionary 33% blanket discount across all sources of supply. This should ensure that there is no over-estimation of supply and accounts for changing and unforeseen circumstances. The 33% is above the cautious 27% non-implementation/lapse rate discount that has been calculated from historic trends on sites of 9 or fewer dwellings and that has been applied to small sites with planning permission that form part of the supply.

34. In addition to the precautionary blanket discount, the Council has also applied windfall on a stepped basis in accordance with the table below:

Year 1	Year 2	Year 3	Year 4	Year 5
0%	33%	66%	100%	100%

35. This stepped approach is consistent with that agreed by Norwich City Council during the Independent Examination of their Site Allocations DPD, and is designed to ensure that there is no double counting of delivery from individual windfall sites that already form part of the supply.

36. The inclusion of 33% of the windfall allowance from year 2 onwards reflects the fact that a number of windfall permissions granted shortly after the base date of the assessment and will be of a form that can be implemented relatively quickly – permissions granted shortly after the base date of the will have nearly 2 years to come forwards to be completed by the end of year 2. Such permission might include removal of occupancy restrictions, simple conversions of building or small or individual residential developments that have little upfront infrastructure requirements.

Impact of Covid-19 on Housing Delivery

37. For sites of 10 or more homes the vast majority of forecasts are based upon the stated intentions of developers. These statements have been provided between August and November 2020 and therefore have been provided in full knowledge of the expected impacts on delivery of Covid-19.

38. For sites of 9 or fewer dwellings, the delivery of sites has been subject to a 27% lapse and non-implementation rate. This rate is both set at the highest end of the range and is based on a study of lapse and non-implementation over a period that overlapped the global financial crisis in 2008 in the case of Norwich, or in its aftermath and whilst its effects on the housing market were still being felt across Broadland and South Norfolk. Therefore, it is considered that the Councils have already taken a cautious approach that doesn't need further adjustment to take account of the impact of Covid-19 on the delivery of small sites.

39. In respect of Windfall, the assessment of historic includes the period in the immediate aftermath of the 2008 global financial crisis at a time when the housing market was significantly impacted by the economic climate. The overall total is discounted by a blanket 33% discount across all sources to minimise any potential for over-estimating supply. The supply from windfall is also applied on a stepped basis allowing time for any impact of Covid-19 on the supply of windfall to abate.
40. On the basis of the above, it is not considered that any further adjustment to the Council's supply forecast is needed to take account of the impact of Covid-19.

Methodology for Calculating Housing Land Supply

Monitoring of areas which have or are involved in the production of joint plans

41. The Planning Practice Guidance States that:

*"Areas which have or are involved in the production of joint plans have the option to monitor their 5 year land supply and have the Housing Delivery Test applied over the whole of the joint planning area or on a single authority basis. The approach to using individual or combined housing requirement figures will be established through the plan-making process and will need to be set out in the strategic policies."*¹⁰

42. Broadland, Norwich and South Norfolk have an adopted joint plan in the form of the JCS. This plan seeks to jointly plan for and meet the development requirements of Greater Norwich. On the basis that there is a joint plan in place; that the three authorities are working together on a new joint plan to replace the JCS; and, that the Housing Delivery Test is measured jointly across the Greater Norwich Area, it stands to reason that the calculation of housing land supply should also be applied on this basis.
43. Whilst the JCS also includes a requirement to make a significant proportion of new allocations within the Norwich Policy Area, and both the NPA and the JCS settlement hierarchy continue to be important considerations in the determination of planning applications, application of LHN, the HDT and the conclusion of the 2017 SHMA that the NPA is not a housing market area, mean that subdivision of the Greater Norwich Area for housing land supply purposes is no longer appropriate.

Calculating Local Housing Need where plans cover more than one area

44. The Planning Practice Guidance States that:

*"Local housing need assessments may cover more than one area, in particular where strategic policies are being produced jointly ... In such cases the housing need for the defined area should at least be the sum of the local housing need for each local planning authority within the area."*¹¹

45. In accordance with this guidance, the Greater Norwich LHN has been calculated by adding together the individual LHN for Broadland, Norwich and South Norfolk.

¹⁰ Planning Practice Guidance, Paragraph 028 Reference ID: 68-028-20190722

¹¹ Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20201216

Housing Land Supply Buffer

46. The revised NPPF states that:

“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- *5% to ensure choice and competition in the market for land; or*
 - *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year;*
- or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”¹².*

47. Significant under delivery is measured against the Housing Delivery Test (HDT). The most recent results of the HDT were published on 20 January 2021. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 133% of the number of homes required between 2017/18 and 2019/20.

48. On the basis of the results of the HDT and the fact the Broadland, Norwich and South Norfolk are not seeking to establish a 5 year supply through an annual position statement, a 5% buffer needs to be added to the supply of deliverable sites in the Housing Land Supply calculation.

Housing Land Supply in Greater Norwich

49. Table 1 sets out the calculation of Housing Land Supply against the Standard Methodology for the calculation of Local Housing Need and takes account of the additional buffer required in accordance with the outcomes of the HDT.

¹² Revised National Planning Policy Framework, February 2019, Paragraph 73

Table 1 Greater Norwich 5YR HLS, 1 April 2020

Greater Norwich 5 Year Housing Land Supply Assessment		1 st April 2020
LHN Annual Requirement		2,008
Requirement 1 April 2020 to 31 March 2025		10,040
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$10,040 \times 0.05$	502
Total 5 year requirement 2018/19 to 2022/23	$10,040 + 502$	10,542
Revised Annual Requirement	10,542 / 5 Years	2,108
Supply of Housing		12,998
Shortfall/Surplus of Supply	$12,998 - 10,542$	2,455
Supply in Years	12,998 / 2,108	6.16

Monitoring the Joint Core Strategy (JCS) Housing Requirement

50. For the reasons set out above, the housing requirement set out in the Joint Core Strategy (JCS) no longer forms part of the calculation of 5YR HLS in Greater Norwich.

51. Part 8, Section 34 (3) of The Town and Country Planning (Local Planning) (England) Regulations 2012 does however require that:

“(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority’s area, the local planning authority’s monitoring report must specify the relevant number for the part of the local planning authority’s area concerned —

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.”

52. To ensure that Broadland, Norwich and South Norfolk continue to comply with this requirement the Annual Monitoring Report will continue to monitor delivery against the JCS housing requirement within the monitoring year and since the base date of the JCS.

Conclusion

53. On the basis of the above it is clear that the Greater Norwich Authorities are able to demonstrate a 5 year housing land supply.

22 January 2021

Appendix A1 – Broadland Area 5 Year Land Supply Assessment

Broadland 5 Year Housing Land Supply Assessment		1 st April 2020
LHN Annual Requirement		517
Requirement 1 April 2018 to 31 March 2023		2,584
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$2,584 \times 0.05$	129
Total 5 year requirement 2018/19 to 2022/23	$2,584 + 129$	2,713
Revised Annual Requirement	2,713 / 5 Years	543
Supply of Housing		4,983
Shortfall/Surplus of Supply	$4,983 - 2,713$	2,270
Supply in Years	4,983 / 543	9.18

Appendix A2 – Norwich Area 5 Year Land Supply Assessment

Norwich 5 Year Housing Land Supply Assessment		1 st April 2020
LHN Annual Requirement		598
Requirement 1 April 2018 to 31 March 2023		2,990
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$2,990 \times 0.05$	150
Total 5 year requirement 2018/19 to 2022/23	$2,990 + 150$	3,140
Revised Annual Requirement	3,140 / 5 Years	628
Supply of Housing		2,733
Shortfall/Surplus of Supply	$2,733 - 3,140$	-407
Supply in Years	2,733 / 628	4.35

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply Assessment		1 st April 2020
LHN Annual Requirement		893
Requirement 1 April 2018 to 31 March 2023		4,466
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$4,466 \times 0.05$	223
Total 5 year requirement 2018/19 to 2022/23	$4,466 + 223$	4,689
Revised Annual Requirement	4,689 / 5 Years	938
Supply of Housing		5,282
Shortfall/Surplus of Supply	$5,282 - 4,689$	593
Supply in Years	5,282 / 938	5.63

APPENDIX B1 – BROADLAND SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Acle	Land north of Norwich Road	20172189	Outline	140		20	34	34	34	18	
Acle	Land Adj. Hillside Farm, Reedham Road	20180941	Reserved Matters	30		30					
Aylsham	Aegel House, Burgh Road	20161711	Reserved Matters	22	5	17					
Blofield	Land off Blofield Corner Road, Blofield Heath	20162199	Reserved Matters	36		18	18				
Blofield	Land to the north of Yarmouth Road	20172131	Reserved Matters	133	74	32	27				
Blofield	Land at Dawsons Lane	20190844	Full	12		12					
Brundall	Land at Yarmouth Road	20161483	Outline	155		10	26	26	26	26	41
Cawston	Land East of Gayford Road	CAW2	Allocation	20						20	
Coltishall	Land adj former Railway Line, Rectory Road	20170075	Outline	30			30				
Coltishall	Land at Jordan's Scrapyard	COL2	Allocation	30						30	
Drayton	Land Adj. Hall Lane, School Road	20161066	Outline	250			40	48	48	48	66
Drayton	Land East of School Road	DRA2	Allocation	20							
Drayton	Former David Rice Hospital Site, Drayton High Road	20170196	Outline	29			29				
Drayton	Land off Drayton High Road	20170212	Full	71	5	25	25	16			
Drayton	Drayton Old Lodge, 146 Drayton High Road	20180236	Full	35	5	10	10	10			
Freethorpe	Aitchison Brothers Garage, 75 The Green	20160632	Outline	19							
Great and Little Plumstead	Land to the North East Side of Church Road	20161151	Reserved Matters	4	4						
Great and Little Plumstead	Little Plumstead Hospital West, Hospital Road	20160808	Reserved Matters	5	5						
Great and Little Plumstead	Land at Little Plumstead Hospital West, Hospital Road	20171008	Full	11	11						
Hellesdon	Royal Norwich Golf Club, Drayton High Road	20151170 20171514	Outline (Part) Full (Part)	962	53	17					892
Hellesdon	Land at Hospital Grounds, southwest of Drayton Road	HEL1	Allocation	300							300
Horsford	Land to the East of Holt Road	20161770	Full	223	50	62	62	49			
Horsford	Land West of Holt Road	20181136	Reserved Matters	84	44	40					
Horsham St. Faith and Newton St. Faith	Land off Manor Road, Manor Road	20182043	Full	68	3	30	35				
Lingwood and Burlingham	Former Lingwood First School, Chapel Road	20190278	Outline	23		23					
Postwick with Witton	Oaks Lane, Postwick	20171116	Full	12	4	8					
Reedham	Land at Station Road, Reedham, Norwich	20151061	Full	7	7						
Reepham	New Road, Reepham	871709	Full	9							
Reepham	Old Station Yard, Cawston Road / Stoney Lane	20180963	Full	14			14				

Reepham	Land off Broomhill Lane	REP1	Allocation	120			26	26	31	31	26
South Walsham	Land West of Burlingham Road, South Walsham	20161643	Outline	21							
Strumpshaw	Land at Mill Road, Strumpshaw	20171622	Reserved Matters	5	5						
Swannington	1-4 Station Road, Swannington	20181400	Reserved Matters	6	6						
Taverham	Land off Beech Avenue, Taverham	20191065	Reserved Matters	93	20	44	29				
Thorpe St. Andrew	Oasis Sport and Leisure Centre / Land East of Pound Lane	20190016	Full	15			15				
Thorpe St. Andrew	Land at Griffin Lane	20160423	Reserved Matters	71							71
Thorpe St. Andrew	Pinebanks, 9 Yarmouth Road	20160425	Reserved Matters	231							231
Thorpe St. Andrew	27 Yarmouth Road	20170811	Full	25		25					
x.Growth Triangle	Land at St Faiths Road	20180920	Reserved Matters	328	24	62	76	52	52	62	
x.Growth Triangle	Land South of Moorsticks, Buxton Road	20152035	Outline	19				10	9		
x.Growth Triangle	Land East of Buxton Road	20141725	Outline	225	25	5	34	55	55	55	21
x.Growth Triangle	Beeston Park	20121516	Outline	3,520			25	125	150	150	3,045
x.Growth Triangle	Phase 4, Blue Boar Lane	20142051	Full	41		16					
x.Growth Triangle	Phase 1a - Part 2, Land at Blue Boar Lane	20130224	Reserved Matters	375	150	92	47	4	28	26	
x.Growth Triangle	HH3 & HH4, Land at Blue Boar Lane	20160751	Reserved Matters								
x.Growth Triangle	Parcel P4, Land at Blue Boar Lane	20160911	Reserved Matters								
x.Growth Triangle	Parcel P3, Land at Blue Boar Lane	20160912	Reserved Matters								
x.Growth Triangle	Parcels TW3 & TW4, Land at Blue Boar Lane	20160930	Reserved Matters								
x.Growth Triangle	Land off Green Lane West	20152081	Outline	50							50
x.Growth Triangle	Phase 1, Land to the South of Salhouse Road	20190758	Reserved Matters	251		45	45	45	45	45	26
x.Growth Triangle	Phase 2 Land South of Salhouse Road	20190485	Reserved Matters	365			30	40	40	40	215
x.Growth Triangle	Phase 3, Land South of Salhouse Road	20160498	Outline	535		100	100	100	100	60	65
x.Growth Triangle	Racecourse Plantation, Plumstead Road East	20161896	Outline	300			75	75	75	75	
x.Growth Triangle	Land off Salhouse Road, Rackheath	20151591	Reserved Matters	10	10						
x.Growth Triangle	Land off Salhouse Road, Rackheath	20171906	Reserved Matters	10	10						
x.Growth Triangle	Land South of Green Lane East, Rackheath	20191032	Reserved Matters	157		39	70	48			

x.Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew	20090886	Outline	600							
x.Growth Triangle	Land North of Smee Lane, Great Plumstead	20180193	Outline	272		20	40	40	40	40	92
x.Growth Triangle	Land North of Smee Lane, Great Plumstead	20180194	Outline	11		2	3	2	3	1	
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	315			12	56	58	58	131
				235							235
x. Growth Triangle	Norwich RFU	GT13	Allocation	250							
x. Growth Triangle	North Rackheath	GT16	Allocation	3,000					50	150	2,800
x. Growth Triangle	Land South of Green Lane West	GT18	Allocation	322			25	25	25	25	222
x. Growth Triangle	White House Farm (North East)	GT20	Allocation	456			64	174	140	78	
x. Growth Triangle	Land East of Broadland Business Park (North)	GT21	Allocation	350							
x. Growth Triangle	Land North of Plumstead Road	GT8	Allocation	45							
	Sites of 9 or fewer			476	69	69	69	69	69		
	Discounted Windfall (Per Annum)			60		19	40	60	60	60	
	Total (Windfall included in yearly total only)			15,858	589	892	1,160	1,204	1,138	1,108	9,500

APPENDIX B2 – NORWICH SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
n/a	Anglia Square (extant permission)	08/00974/F 18/00330/F	Full	198	0	0	0	0	0	0	0
n/a	Argyle Street (allocation)	CC11		12	0	0	14	0	0	0	0
n/a	Aylsham Road District Centre, 291-293 and land at Arminghall Close (allocation)	R21		100	0	0	0	0	0	0	0
n/a	Aylsham Road, 165-187 (allocation)	R22		20	0	0	0	0	0	0	0
n/a	Aylsham Road, 261-277 (allocation)	R12		50	0	0	0	0	0	0	0
n/a	Aylsham Road, Former Pupil Referral Unit (allocation)	R23		11	0	0	0	0	0	0	0
n/a	Barn Road Car Park (allocation) (permission)	CC22 18/01315/F	Full	40	179	0	0	0	0	0	0
n/a	Barrack Street – CC17a (permission); CC17b and part CC17a (application) and Barrack Street / Whitefriars (application)	CC17a 15/01927/O 18/01286/F	Outline Full	200	88	50	50	32	0	0	0
n/a	Barrack Street, 126-128 (allocation)	R16		15	0	0	0	0	0	0	0
n/a	Ber Street 147-153 (allocation)	CC2		20	0	0	0	0	0	0	0
n/a	Ber Street, 10-14 (allocation)	CC3		10	0	0	0	10	0	0	0
n/a	Ber Street, 60-70 (allocation)	CC1		20	0	0	0	0	0	0	0
n/a	Bethel Street, land to rear of City Hall (allocation)	CC24		20	0	0	0	0	0	0	0
n/a	Bethel Street, 59, Labour Club site (permission, unimplemented residue of consented 22) (permission)	08/00671/F	Full	14	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, 29-31 (Box and Barrel Site) (extant permission, legal start) (allocation) (permission)	R14 06/00166/F, 08/01316/D	Full	24	0	0	0	0	0	0	0
n/a	Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road (residue of allocation)	R14 15/00756/F (Refused) 18/00081/DEM (Gas Holder)	Demolition	26	0	0	0	0	0	26	0
n/a	Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (allocation)	R15 15/00756/F (Refused)	-	30	0	0	0	0	0	0	0
n/a	Bluebell Road, Bartram Mowers site (remainder of allocation)	R42 18/00265/F	Full	51	0	35	15	0	0	60	35
n/a	Bowthorpe Road, Norwich Community Hospital Site (allocation)	R37	Outline	80	0	0	0	0	0	0	0

n/a	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SNDC) (allocation) (permission)	R9 12/00875/O	Outline	580	0	0	0	0	0	0	0
n/a	Cattle Market Street, 23, St Peters House (prior approval/permission)	15/01256/PDD 18/00830/PDD 17/01482/F	PDD/Full	61	20	20	21	0	0	0	0
n/a	City Road, 24, John Youngs Ltd (allocation)	R7		45	0	0	0	0	0	0	0
n/a	Constitution Hill, Constitution Motors (permission)	18/00917/O	Outline	12	0	12	0	0	0	0	0
n/a	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	-	100	0	0	0	0	0	0	0
n/a	Dereham Road, Site of former Earl of Leicester PH, 238a (allocation)	R33 10/00335/ET	-	12	0	0	0	0	0	0	0
n/a	Dereham Road, land & buildings adjacent to & Including 349A & 349B (allocation)	R34	-	24	0	0	0	0	0	0	0
n/a	Dibden Road, Van Dal Shoes and car park (allocation)	R17	-	25	0	0	0	0	0	60	0
n/a	Drayton Road, 81-93 (allocation)	R25	-	30	0	0	0	0	0	0	0
n/a	Drayton Road, adjoining Lime Kiln Mews (allocation)	R24 15/00024/F & 18/00270/D (EXPIRED)	-	15	0	0	0	0	0	0	0
n/a	Duke Street, EEB site (allocation)	CC21 14/01104/PDD (EXPIRED) 15/00916/F (EXPIRED)	-	30	0	0	0	0	0	0	0
n/a	Duke Street, 36-42 (permission)	16/00699/F	Full	37	37	0	0	0	0	0	0
n/a	Duke Street, Mary Chapman Court (permission)	18/01524/F	Full	-7	0	-7	0	0	0	0	0
n/a	Duke Street, St Marys Works (permission)	16/01950/O (extant) 19/00430/F (withdrawn)	Outline	151	0	0	0	0	0	0	0
n/a	Garden Street, land at (allocation)	CC10	-	100	0	0	0	0	0	0	0
n/a	Gas Hill, Gas Holder (allocation)	R13 18/00081/DEM	-	15	0	0	0	0	0	15	0
n/a	Goldsmith Street (Permission)	R27 15/00272/F 17/00220/MA		12	0	0	0	0	0	12	0
n/a	Hall Road, Hewett Yard (allocation)	R4	-	20	0	0	0	0	0	0	0
n/a	Havers Road Industrial Sites (allocation)	R35	-	100	0	0	0	0	0	0	0
n/a	Heigham Street, 231-243 (allocation)	R28	-	25	0	0	0	0	0	0	0
n/a	Hurricane Way (allocation)	R29 - (A&B)	-	30	0	0	0	0	0	30	0

n/a	Ipswich Road, Norfolk Learning Difficulties Centre (allocation)	R2	-	30	0	0	0	0	0	0	0
n/a	Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football Club (part) Groundsmans Hut (allocation) (permission)	(CC16) 11/02104/O, 13/01270/RM, 17/01091/F	-	174	73	101	0	0	0	0	0
n/a	Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	-	400	0	0	0	0	0	0	0
n/a	King Street, 125-129, 131-133 and Hoborough Lane (allocation)	CC7 07/00412/F 12/00215/ET (EXPIRED)	-	20	0	0	0	0	0	0	0
n/a	King Street, St Annes Wharf (allocation) (permission).	CC6 04/00605/F 16/01893/VC	Full	162	41	41	40	40	0	0	0
n/a	King Street, 191 (permission)	19/01389/F	Full	41	0	41	0	0	0	0	0
n/a	King Street, King Street Stores (allocation)	CC8	-	20	0	0	0	0	0	0	0
n/a	Lower Clarence Road, car park (allocation)	CC13	-	45	0	0	0	0	0	0	0
n/a	Mile Cross Depot (allocation)	R36 18/01290/DEM	-	75	0	0	0	50	106	0	0
n/a	Mousehold Lane, Start Rite Factory site (allocation)	R18 18/01772/F	Full	40	0	0	15	0	0	0	0
	Northumberland Street, 120-130 (allocation) (permission)	R32 16/00835/F	Full	36	0	0	0	0	0	36	0
n/a	Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20	-	15	0	0	0	0	0	0	0
n/a	Oak Street, 161 (permission)	18/00004/F	Full	40	0	0	0	0	0	0	0
n/a	Oak Street, 140-154 (allocation)	CC18	-	10	0	0	0	0	0	0	0
n/a	St Peters Methodist Church Park Lane (permission)	18/00962/F	Full	20	0	20	0	0	0	0	0
n/a	Pottergate, Kiln House, 27-43 (permission)	18/01270/PDD 18/01271/PDD	PDD	35	0	0	0	0	0	0	0
n/a	Pottergate car park (allocation)	CC23	-	20	0	0	0	0	0	20	0
n/a	Queens Road and Surrey Street (car park adjacent to Sentinel House) (allocation) (permission)	CC29 18/00437/F 19/01405/MA	Full	40	0	0	107	0	0	0	0
n/a	Raynham Street, north of (allocation)	R26	-	40	0	0	0	0	0	0	0
n/a	Rose Lane and Mountergate, land at (allocation)	CC4	-	300	0	0	0	0	0	0	0
n/a	St Faiths Lane, 60 (permision)	17/00361/U	Full	41	0	0	0	0	0	0	0
n/a	St Georges Street, Merchants Court (prior approval/permission)	17/01811/PDD	PDD/Full	34	0	0	0	0	0	0	0

n/a	Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2 (permission)	R20 18/00952/O	Full & Outline	23	0	0	0	0	0	19	0
n/a	Sussex Street, 70-72 (permission, legal start only) (allocation)	09/00296/F CC19	Full	17	0	0	0	0	0	0	0
n/a	Thorpe Road/Lower Clarence Road, Busseys Garage (allocation)	CC14	-	25	0	0	0	0	0	0	0
n/a	Thorpe Road: 13-17 Norwich Mail Centre (allocation)	CC15	-	150	0	0	0	0	0	0	0
n/a	Three Score, Bowthorpe (permission) (allocation)	R38 12/00703/O 13/02089/VC 19/00978/MA (supercedes 19/00497/MA for 151 dwellings)	Outline/ Reserved matters	829	48	25	45	45	100	100	466
n/a	Waterworks Road, Heigham Water Treatment Works (allocation)	R31	-	150	0	0	0	0	0	0	0
n/a	Westlegate 1-17, Boars Head Yard & St Stephens Street 1-9. (allocation) (permission)	18/00642/F 18/00651/PDD	PDD/Full	69	0	15	54	0	0	0	0
n/a	Westwick Street Car Park (allocation)	CC30	-	30	0	0	0	0	0	0	0
n/a	Westwick Street, BT Exchange Site (permission)	16/00456/F 20/00539/D	Full	42	0	0	21	21	0	0	0
n/a	Windmill Road, land north of (permission)	R19 19/00971/F	Full	10	0	0	17	0	0	0	0
n/a	Bluebell Road, Blackdale Building (UEA residences) (6a) 915 beds, 401 in phase 2 (allocation) (permission)	R40 15/00121/F 16/00099/MA	Full	143	0	0	0	0	0	143	0
n/a	Duke Street, St Crispins House (614 beds) (permission)	17/01391/F 20/00146/NMA	Full	406	0	0	406	0	0	0	0
n/a	Elaine Herbert House The Great Hospital, Bishopgate Norwich, NR1 4EJ (permission)	19/00373/F	Full	-1	0	0	-1	0	0	0	0
n/a	Car Park Rear Of Premier Travel Inn Duke Street Norwich (permission)	18/01552/F	Full	58	0	0	58	0	0	0	0
n/a	112 St Mildreds Road	17/01762/F	Full	12	12	0	0	0	0	0	0
			Sites of 9 or fewer	317	46	46	46	46	46		
			Discounted Windfall (Per Annum)	129		40	86	129	129	129	
			Total (Windfall included in yearly total only)	6,482	544	441	994	373	381	650	501

APPENDIX B3 – SOUTH NORFOLK SITES FORECAST

Parish	Address	Ref	App Type	Net New Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Ashwellthorpe	r/o Wood Farm, The Street	2011/0506	Detailed	27	27						
Aslacion	Coopers Scrap Yard	2006/0171	Outline	15							15
Barford	West of the Hall	BAR1	Allocation	10	5	5					10
Bawburgh	South of the Village Hall	2018/1550	Detailed	10							
Bracon Ash	Norwich Road	BRA1	Allocation	20			10	10			
Bracon Ash	West of Long Lane	2017/2131	Outline and Detailed	10	5	5					
Brooke	High Green Farm	2014/2041	Detailed	8	8						
Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16	2						
Costessey	Queen's Hills/North of the River Tud	2007/1443	Detailed	2							
Costessey	Queen's Hills/North of the River Tud	2019/1683	Detailed	9		9					
Costessey	West of Lodge Farm	2013/0567 & 2016/0402	Detailed	230	37	58	64	62			
Cringleford	Roundhouse Park	2008/2347	Outline (Lapsed)	50							
Cringleford	Cringleford NP allocation - South of the A11	2013/1494	Outline	204	20	119	125	86			
		2018/2783	Detailed	67							
		2018/2784	Detailed	79							
		2018/2404	Detailed	7	44	45	45	45	45	45	31
		2018/2835	Detailed	203							
		2018/2836	Detailed	90							
		2018/2200	Detailed	650	12	115	119	117	121	121	45
Dickleburgh	West of Norwich Road	2018/0980	Outline	22							
Diss	Frenze Hall Lane	2016/1566	Detailed	20	20						
Diss	Vinces Road	DIS1	Allocation	35				15	20		

Diss	Park Road	DIS2	Allocation	15			5	10			
Diss	Former Hamlins Site	DIS6	Mixed-use allocation	13							13
Diss	Former Feather Factory	DIS7	Mixed-use allocation	17							17
Ditchingham	Tunney's Lane Field	2018/0121	Outline	24			8	8	11		
Earsham	Lodge Field, School Lane	2018/1317	Detailed	6	6						
Easton	Land N & S of Dereham Road	2014/2611	Outline	890		40	80	80	80	80	530
Easton	Land S & E of Easton	EAS1 (part)	Allocation	64				20	40	4	
Gillingham	Norwich Road	2019/1013	Detailed	22		22					
Great Moulton	High Green	2015/2536	Detailed	7	2	3	3	3			
Hales	Land at Yarmouth Road/west of Hales Hospital	2018/1934	Outline	20			10	10			
Harleston	Spirkett's Lane/Limes Close	HAR4	Allocation	95					15	40	40
Harleston	Cranes Meadow	1998/1119	Detailed	9	3	6					
Hempnall	off Bungay Road	2019/0864	Detailed	20		23					
Hethersett	North Village	2011/1804	Outline	405							
		2017/1104	Detailed	24	71	100	74	70	70	70	165
		2018/2500	Detailed	191							
		2017/0151	Detailed	29							
		2018/2326	Detailed	181	33	54	60	44	2		
Hethersett	North of Grove Raod	HET2	Allocation	40							40
Little Melton	Gibbs Close	2015/1697	Detailed	8	8						
Little Melton	South of School Lane	2019/2485	Detailed	30		30					
Loddon	Georges Lane	2016/0853	Detailed	106	26	40	40				
Long Stratton	LNGS1 AAP Allocation	LNGS1 (part)	Allocation	1,200							
		LNGS1 (part)	Allocation	600				30	30	30	510
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation	30							30
Poringland	The Street/South of Stoke Road	2010/1332	Detailed	50	25	5					
Poringland	West of The Street/North of Shotesham Road	2014/0319	Detailed	145	5	25	25	25	25	25	15

Poringland	West of The Street/North of Shotesham Road	2011/0476/0	Outline	15		15					
Poringland	Heath Farm	2016/2388	Detailed	74	15	29					
Poringland	West of Octagon Barn	2015/2326	Detailed	40	15	15	10				
Pulham Market	Sycamore Farm	2018/0598	Detailed	10	9	1					
Roydon	Land of Denmark Lane	DIS3	Allocation	42			30	12			
Scole	West of Norwich Road	2019/0956	Detailed	18		18					
Scole	Old Norwich Road	SCO1	Allocation	15			10	15			
Spooner Row	Chapel Lane/Bunwell Road	2014/2472 & 2016/2424	Detailed	25			15	5	5		
Stoke Holy Cross	South of Long Lane	2016/2153	Detailed	4							
Stoke Holy Cross	Chandler Road	2018/2454	Detailed	5	5						
Swardeston	Land off Bobbins Way	2017/2247	Detailed	38	6	24	8				
Swardeston	Main Road	SWA1	Allocation	30							30
Tacolneston	Land adj. The Fields	2017/0225	Outline	20						10	11
Tasburgh	Church Road	TAS1	Allocation	20						20	
Trowse	White Horse Lane	2016/0803 & 2016/0805	Detailed	74	25	25	24				
Trowse	Devon Way/Hudson Avenue	2014/0981	Outline	75			13	25	25	12	
Trowse	May Gurney/Keir site & Carrow Yacht Club	2011/0152	Outline	90							
Woodton	Rear of Georges House	2016/0466	Outline	21			23				
Wymondham	South Wymondham	2015/2380	Detailed	107	31	55	21				
		2015/1649	Detailed	17	35	48	19				
		2016/2586	Detailed	104							

		2015/2168	Detailed	79	20	24	19				
		2012/0371	Outline	577			33	73	73	73	253
Wymondham	London Road/Suton Lane	2014/2495 & 2018/2758	Outline & part detailed	335		20	40	40	40	40	125
Wymondham	Spinks Lane/Norwich Road	2014/2042	Detailed	15	15						
Wymondham	Carpenters Barn	2015/1405	Detailed	69	52	4					
Wymondham	Elm Farm, Norwich Common	2019/0536	Detailed	300	35	100	100	65			
Wymondham	Former WRFC	2014/0779	Outline	90			45	45			
Wymondham	Former Sale Ground, Cemetery Lane	2016/2668	Outline	61			20	20	18		
Wymondham	Friarscroft Lane	WYM1	Allocation	20							20
			Sites of 9 or fewer	844	123	123	123	123	123		
			Discounted Windfall (Per Annum)	87	0	28	58	87	87	87	
			Total (Windfall included in yearly total only)	9,259	745	1,235	1,317	1,155	830	657	1,930

APPENDIX C1 – SITE FORMS

Joint Delivery Statements and Additional Officer Comments

Greater Norwich Area Housing Land Supply Assessment at 1st April 2020

Joint Delivery Statements

Broadland

Site & Developer/Agent Details			
Developer/Agent	Lovell Homes		
Reference	20172189		
Location	Land North of Norwich Road, Acle, Norwich		
Planning Status	Outline planning approval		
Description of Development	Development of 137 residential units together with associated highway works		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
An outline application (District Reference: 20141108) was granted on 30/01/2015 but subsequently lapsed on 30/01/2018 as no reserve matters application had been submitted. A replacement outline application for 140 dwellings (District Reference: 20172189) was approved on 25/05/2018. A reserved matters application (District Reference:20191215) was submitted on 31/07/2019; this was approved 19/06/2020. The site is in the ownership of Norfolk County Council and there are no known viability, ownership or infrastructure constraints that would prevent the development of the site.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
	20	34	34
.			
Commentary on Delivery Forecast			
Norfolk County Council has now resolved to deliver their sites through their property company: Repton. In December 2018 Repton appointed Norfolk based developer Lovell to build homes at its sites in Acle, Hopton and Attleborough. The developer is planning to start on site in mid. 2020 and the delivery forecast was provided by Repton in 2019 and it is consistent with their programme and sales expectations.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: Lovell Homes	
Name: Diane Barr		Name: Sam Sinclair	

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Job Title: Regional Technical Manager

Date: 13/10/2020

Site & Developer/Agent Details				
Developer/Agent	Norfolk Homes Ltd			
Reference	20161483			
Location	Land at Yarmouth Road, Postwick/Brundall			
Planning Status	Outline planning approval			
Description of Development	Development of 155 dwellings, open space and vehicular access.			
Site Progress				
Total Homes Completed at 1st April 2020		Homes Under Construction at 1st April 2020		
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
.				
Commentary on Site Progress				
An outline application for the scheme was submitted on 30/08/16 and was granted planning permission on 06/03/2018. Norfolk Homes submitted a Reserved Matters application (ref.20190604) on 29/03/19, which was approved on 07/08/2020. There are no viability, ownership or infrastructure constraints that will prevent the development of the site.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
-	10	26	26	26
.				
Commentary on Delivery Forecast				
Subject to planning, Norfolk Homes intend to start on site in Spring/Summer 2020 and would expect first occupations in 12-18 months thereafter. Norfolk Homes submitted a revised delivery forecast in which expect to deliver 10 units in 2021/22 and approximately 26 units per year on the site 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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Broadland District Council		Developer/Agent: Norfolk Homes Ltd		
Name: Diane Barr		Name: Craig Lockwood		
Job Title: Spatial Planning Monitoring Officer		Job Title: Land & Planning Manager		
Date: 18 Aug 2020		Date: 19 Aug 2020		

Site & Developer/Agent Details			
Developer/Agent	Crocus Homes		
Reference	20170075		
Location	Land adj. former Railway Line, Rectory Road, Coltishall		
Planning Status	Outline planning approval		
Description of Development	Development of 30 Dwellings and New Vehicular Access		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
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 for 30 dwellings on slightly larger site submitted 12 August 2020. Awaiting validation.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
0	0	30	0
.			
Commentary on Delivery Forecast			
Crocus homes are looking to start on site by the end 2021. Completion 2023.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: Crocus Homes	
Name: Diane Barr		Name: Christina Hack	
Job Title: Spatial Planning Monitoring Officer		Job Title: Construction Project Manager	
Date: 24 Aug 2020		Date: 14 August 2020	

Site & Developer/Agent Details			
Developer/Agent	Strutt and Parker		
Reference	COL2		
Location	Land at Jordan's Scrapyard, Coltishall		
Planning Status	Allocation		
Description of Development	Allocated residential development of up to 30 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Strutt & Parker have been discussing the best way forward with the landowners, who are still very keen to promote and develop this site. The agents report they will be shortly progressing with surveys, before they seek to engage with a developer to bring the site forward.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
0	10	20	0
.			
Commentary on Delivery Forecast			
Although a developer has yet to be identified, given the activity in the area and conversions they have had, the agents believe they will be able to agree a future scheme. On the assumption that a scheme can be achieved, the agent provided a delivery forecast of 10 dwellings in 2021/2022 and the remaining 20 houses in 2022/2023.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: Strutt and Parker	
Name: Diane Barr		Name: Russell de Beer	
Job Title: Spatial Planning Monitoring Officer		Job Title: Director	
Date: 24 Aug 2020		Date: 17 Sept 2020	

Site & Developer/Agent Details			
Developer/Agent	Hopkins Homes / Armstrong Riggs Planning		
Reference	DRA1		
Location	Land Adj., Hall Lane, Drayton, Norwich		
Planning Status	Full planning 20200640 submitted		
Description of Development	Erection of 267 Dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
A revised outline application (ref.20161066) for 250 dwellings was submitted by Drayton Farms Ltd on 10/06/2016. On 14/09/16 the BDC Planning Committee resolved to approve the revised application subject to the satisfactory conclusion of the issue raised by Norwich International Airport and the drawing up of a section 106 agreement and conditions. A further decision to revise the s106 Agreement to enable greater flexibility in the provision of affordable housing (subject to a viability appraisal) and the inclusion of a clawback clause was made by the BDC Planning Committee on 09/08/2017. The s106 negotiation are expected to be completed late 2019/20. Full planning application 20200640 for 267 dwellings was submitted on behalf of Hopkin Homes on 20/03/2020.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
		40	48
.			
Commentary on Delivery Forecast			
<i>(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> Commence: June 2021 First Completion June 2022			
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. and,			

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 07 Sept 2020

Developer/Agent: Armstrong Riggs Planning

Name: David Jones

Job Title:

Date: 14 Oct 2020

Site & Developer/Agent Details			
Developer/Agent	One Planning Ltd		
Reference	20160632		
Location	Former Garage, 75 The Green, Freethorpe		
Planning Status	Outline planning approval		
Description of Development	Development of 19 Dwellings, Retention of Existing Office Building & Provision of New Access Road		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
An outline application (ref.20160632) was submitted by Faberdean Ltd on 08/04/2016, and approval was granted on 13/04/2017. A new outline application 20200261 was submitted 07/02/2020 for 19 dwellings, a decision is subject to completion of S106 planning obligation.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
.			
Commentary on Delivery Forecast			
The agent has spoken to their client and reports further planning applications need to be made in relation to conditions etc. Works will likely commence early part of 2021 and completion of units perhaps the year after. However, further work is needed before any certainty can be given on scheduling of completions. Since the submission of application ref 20200261 new provisions have been announced and the applicant is looking to submit an Additional Environmental Approval Application to extend outline application ref.20160632 as this expired earlier this 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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: One Planning Ltd	
Name: Diane Barr		Name:	

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Job Title:

Date: 1 September 2020

Site & Developer/Agent Details				
Developer/Agent	Persimmon Homes			
Reference	20151770			
Location	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH			
Planning Status	Full Permission (Phase 1). Outline Planning Permission (remainder of site)			
Description of Development	Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes and 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 1 st April 2020	25	Homes Under Construction at 1 st April 2020	27	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	25
.				
Commentary on Site Progress				
A 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. Work commenced on the site, however, drainage issues led to 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. First completions have been delayed whilst the aforementioned drainage issues were resolved and compaction undertaken to address ground stability. 1st phase of the site is now expected to yield 95 dwellings as opposed to the 108 originally proposed. There are ongoing discussions about remainder of the site which may result in a reduction in the overall dwelling yield from the site and has led to a delay in the submission of the reserved matters for Phase 2. Persimmon Homes own the freehold of the land. The golf club have a lease on the land and relocated to their new site at Weston Park in September 2019 so the land needed for phases 2-3 is available. Wensum Valley Golf Club have taken a lease on the land on the west side of Drayton High Road which will end before the land is needed for commencement of Phases 4-6. Therefore there are no site ownership constraints in being able to deliver the development. The Phase 2 Reserved Matters application for 166 homes was submitted in September 2020.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
53	17	0	0	0
.				
Commentary on Delivery Forecast				

The site has commenced with constructed starting on the dwellings in phase one during September 2018. It is intended that the site will be sold through two outlets: Persimmon Homes & Charles Church. This will increase the overall number of completions that can be achieved on site.

Phases 1A and 1B are forecast to have completed in Q2 2021.

Pre-application discussions indicate BDC will not support the extent of tree loss approved by the Outline Planning Permission. In combination with the loss of net developable area from accommodating the overland flow path, the site's capacity will be substantially lower than the 1000 homes approved by the Outline Planning Permission. A site-wide Tree Preservation Order was served on 16 October 2020. As a result, there are significant concerns regarding the viability and deliverability of the remainder of the site beyond Phase 1.

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Developer/Agent:

Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

Site & Developer/Agent Details			
Developer/Agent	NPS Property Consultants Ltd		
Reference	20190278		
Location	Former Lingwood Primary School		
Planning Status	Outline planning approval		
Description of Development	Residential Development of 23 dwellings including Demolition of School and Associated Buildings		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
<i>(Where relevant, please include details on progress towards the submission of a planning application(s), progress with site assessment and details of any known viability, ownership or infrastructure constraints)</i> Outline planning application a submitted on 18/02/2019; this was granted permission on 16/10/2019. Reserved matters application submitted August 2020, for 23 dwellings, 6 of which <u>affordable</u>.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
.			
Commentary on Delivery Forecast			
<i>(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> Demolition and enabling works October 2020, Construction start January 2021, Completion November 2021			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: NPS Property Consultants Ltd	
Name: Diane Barr		Name: Andy Scales	

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Job Title: Head of Planning Consultancy

Date: 4 September 2020

Site & Developer/Agent Details			
Developer/Agent	Lovell Homes/Bidwells		
Reference	REP1 (20200847)		
Location	Land off Broomhill Lane, Reepham		
Planning Status	Allocation (Full application submitted)		
Description of Development	Proposed residential development for 141 dwellings with associated open space, highway and landscaping works		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Full planning application (ref. 20200847) submitted 15/04/2020; yet to be determined.			
(Where relevant, please include details on progress towards the submission of a planning application(s), progress with site assessment and details of any known viability, ownership or infrastructure constraints)			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
-	-	26	26
.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: Lovell Partnerships Ltd	
Name: Diane Barr		Name: Jason Barrett-Brown	
Job Title: Spatial Planning Monitoring Officer		Job Title: Development Coordinator	
Date: 12 Oct 2020		Date: 15 Oct 2020	

Site & Developer/Agent Details				
Developer/Agent	NPS			
Reference	20161643			
Location	Land West of Burlingham Road, South Walsham			
Planning Status	Outline Planning Application			
Description of Development	Residential Development of 21 Homes.			
Site Progress				
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
.				
Commentary on Site Progress				
The outline planning application was submitted on 25/11/2016 and was approved 04/12/2017. Norfolk County Council has since resolved to sell the site and have identified a preferred purchaser, who is a housebuilder. The preferred purchaser is undertaking due diligence but both Norfolk County Council and purchaser expect a sale to be agreed by the end of 2019/20. There are no know viability or infrastructure constraints that would prevent the site being developed. Some land needed for access to the site is within the ownership of a 3rd party, however an “in-principle” agreement has been reached over a purchase price. The agreed price would not undermine the viability or deliverability of the site. UPDATE 040920 – Further due diligence has identified infrastructure constraint relating to electricity cabling, also 3rd party land ownership remains outstanding. Current projections for NCC disposal to housebuilder deferred to 2021/22 possibly in conjunction with adjoining site to south (allocated for housing in emerging GNLPO382) subject to resolving access issues. This could bring forward a further 30 dwellings.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
.				
Commentary on Delivery Forecast				
Should the sale be completed by the end of the financial year the preferred purchaser has confirmed that they would immediate begin work on a reserve matters application, which they would intend to submit within 6 months of purchase. On the assumption that a RM permission could then be achieved by the end of 2020/21, it would be their intention to start on site in early 2022. First completions would be expected within 6 months of the start on site and the whole site would be built by March 2022. UPDATE 040920 – Reserved matters application targeted for end of May 2021. Subject to obtaining PP construction could commence end of 2021 with delivery of dwellings in 2022/23				

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Developer/Agent: Repton Homes

Name: Chris Burke

Job Title: Technical Lead – Repton Developments

Date: 4 September 2020

Site & Developer/Agent Details				
Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes			
Reference	20080367 (Outline), 20130209, 20130224, 20160751, 20160912, 20160911, 20160928, 20160928 (Reserved Matters)			
Location	Land at Blue Boar Lane, Sprowston			
Planning Status	Reserved Matters Approval (Under Construction)			
Description of Development	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works			
Site Progress				
Total Homes Completed at 1 st April 2020	858	Homes Under Construction at 1 st April 2020	89	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
39	198	198	243	180
.				
Commentary on Site Progress				
An outline application (20080367) was submitted on 07/03/2008, the first council resolution to grant permission was made on 13/08/2008. Permission was not, however, issued until 23/05/2011 due to complicated negotiations on the S106 primarily related to viability issues in the immediate aftermath of the global financial crisis. Following the grant of outline planning consent a first tranche of reserved matters applications across phase 1 of the development was then submitted (20130696, 20130699, 20130209 & 20130224) by the development consortium of Persimmon Homes, Taylor Wimpey and Hopkins Homes. These applications were determined between 21/05/2013 and 16/08/2013. The first housing completions were delivered in the 15/16 monitoring year and the site has delivered strongly since. There now exists reserved matters consents across the whole of the development following the submission and determination of additional reserved matters applications (20160751, 20160928, 20160930, 20160912, & 20160911). The site is wholly within the ownership of the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
178	92	47	4	28
.				
Commentary on Delivery Forecast				
Persimmon Homes forecast completing their phase by the end of 2020. Hopkins Homes forecast that they will deliver at a rate of approximately 54pa and Taylor Wimpey at 56pa. An area of land comprising 54 dwellings (on the Taylor Wimpey parcel) is subject to a restriction on delivery until August 2024.				
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.				

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Developer/Agent: Persimmon Homes

Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

Site & Developer/Agent Details			
Developer/Agent	Orbit Homes		
Reference	20141725		
Location	Land East of Buxton Road, Spixworth		
Planning Status	Outline Planning Permission		
Description of Development	Development of a Minimum of 225 New Homes with Associated Car Parking, Open Spaces and Landscaping		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
.			
Commentary on Site Progress			
The outline application for the development was submitted on 22/10/14 and was approved on 11/03/15. The site was subsequently acquired by Orbit Homes and a Reserve Matters Application (District Reference 20180443) was submitted on 19/03/18. The approval of the RMA has been delayed as a result of extensive negotiations over layout, drainage and highways. Orbit Homes have made progress in resolving the outstanding issues and continue to work with the Council to secure a detailed consent. There are no viability constraints (subject to the market staying stable) or ownership constraints that would prevent the implementation of the development. A construction access will need to be agreed to enable development, this is to be addressed through the discharge of condition process.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
-	5	34	55
.			
Commentary on Delivery Forecast			
Subject to the grant of planning permission it is Orbit Homes' intention to start on site in 2021. Orbit anticipate a 5-6 year build programme. The delivery forecast is consistent with Orbit's expectations.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: Orbit Homes	

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Name: Ian Fieldhouse

Job Title: Land & New Business Director

Date: 21-09-2020

Site & Developer/Agent Details				
Developer/Agent	TOWN			
Reference	20161058			
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road			
Planning Status	Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle			
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 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
.				
Commentary on Site Progress				
The Beeston Park scheme was originally submitted as an outline application by Beyond Green Developments Ltd, a wholly owned subsidiary of U&I Group PLC (formerly Development Securities PLC) on 23/10/2012 (District Reference 20121516), receiving a Council resolution to grant planning permission on 29/09/2013. Complex negotiations on the S106 agreement across multiple landowning parties meant that planning permission was not actually issued until 17/02/2016. No strategic investment partner was ultimately secured to deliver the original permission. This situation did not result from the scheme being deemed unviable but rather the scale of the upfront capital tie in needed to deliver the most costly (in infrastructure terms) element of the scheme first, as per the scheme's original phasing. Consequently, a S.73 application (reference 20161058) was submitted on in 2016. This application amended the phasing of the scheme to enable the delivery of the lowest cost infrastructure section of the scheme first. This application received a resolution to grant planning permission on 12/10/2016. Permission was issued on 22/12/2017. Subsequently applications for the discharge of conditions related to the site wide design code (reference 20180412), and phase 1 strategic infrastructure (reference 20180708) were submitted. The site wide design code has now been approved and the strategic infrastructure is subject to a Council Resolution to Grant Planning Permission.				
The landowners remain committed to the scheme and have entered into an equalisation agreement to facilitate the delivery of the development. Now that the Broadland Northway is open to traffic there are no external infrastructure constraints to development that would not be overcome through the delivery of off-site and on-site public infrastructure works. The necessary enabling works for phase 1 can be viably delivered.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
0	25	125	150	150
.				
Commentary on Delivery Forecast				

Phase 1 of the revised permission comprises 3 parcels of land capable of delivering circa. 733 of the 3,520 homes permitted across the whole site. TOWN on behalf of the U&I investment have now secured an “in-principle” agreement with the landowners to acquire phase 1. In addition, £9.2M of development funding has been secured through Homes England’s Home Builders Fund that will be used to deliver the phase one strategic infrastructure.

The site has actively been marketed to developers, negotiations that took place during 2019/20 reached an advanced stage with a consortium of developers who wished to acquire a sizeable proportion of phase 1 of the development. However due to the Covid-19 pandemic these discussions slowed during the course of 2020.

Subject to finalising pre-sales commitment from the interested developer, TOWN intend to complete the purchase of phase 1 and procure contractors to deliver enabling infrastructure during 2021. Whilst the implementation of enabling infrastructure has been delayed from that which was expected in 2019 it will still enable development to commence on site in a timely manner in accordance with the above trajectory. The development forecast reflects only the expected delivery across phase 1 of the scheme.

In March 2018 Norfolk County Council, on behalf of the Greater Norwich Growth Board submitted a final Business Case to the Housing Infrastructure Fund (HIF): Forward Fund for the Broadland Growth Triangle. If successful the HIF grant would have funded roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme. In early 2020 it was announced that unfortunately the HIF bid had been unsuccessful.

Notwithstanding the above, the promoter and Broadland District Council (using the Business Rates retention scheme) jointly funded the masterplanning and design of strategic infrastructure across phases 2&3. This has been completed to close to the level of detail required for a Reserved Matters application for the strategic infrastructure which would, as with Phase One, facilitate the sale of serviced land parcels to housebuilders / developers. Without the stimulus of public sector funding to implement infrastructure and accelerate delivery the promoters and landowners are currently considering the strategy for the delivery of Phases Two and Three at Beeston Park.

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Developer/Agent: TOWN

Name: Mike Bodkin

Job Title: Head of Planning

Date: 18 Sept 2020

Site & Developer/Agent Details			
Developer/Agent	Brown & Co		
Reference	20152081		
Location	Land off Green Lane West, Rackheath		
Planning Status	Outline planning approval		
Description of Development	Residential development of 50 units (Outline)		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
2019/20			
-			
Commentary on Site Progress			
Outline application 20152081 was submitted 24/12/2015 and approved on 10/10/2017. The permission has been extended to the end of April 2021. We are in the process of selling the site to a developer.			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
		20	30
2024/25			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: Brown & Co	
Name: Diane Barr		Name: Paul Clarke	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Planning	
Date: 24 Aug 2020		Date: 29 September 2020	

Site & Developer/Agent Details			
Developer/Agent	Barratt David Wilson Homes (Eastern Counties)		
Reference	20160498		
Location	Land South of Salhouse Road, Sprowston		
Planning Status	Outline Planning Permission		
Description of Development	Proposed residential development of a minimum of 803 dwellings with access road and associated infrastructure ...		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
The outline application for the site was submitted on 05/04/2016, 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 01/11/2017. Outline consent was granted on 07/03/19. The delay to the grant of planning permission was principally due to complicated negotiations that resulted from there being the two separate but inherently inter-related applications that were submitted on the GT7 allocation site. The 1st phase of the site has been purchased by Kier Living. Barratt David Wilson Homes (BDWH) have purchased Phases 2-4 and secured detailed planning permission (20200447) on 26/06/2020 for 535 homes. Phase 5 remains in separate ownership. There are no known viability, ownership or infrastructure constraints that would prevent the development of the site.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
10	100	100	100
.			
Commentary on Delivery Forecast			
Barratt Homes submitted a Reserve Matters application on 04/03/2020, which was approved on 26/06/2020. They intend to start on site mid-O2020. BDWH anticipates the following delivery programme 20/21 = 10 completions, 21/22 = 100, 22/23 = 100, 23/24 = 100, 24/25 = 100, 2025/26 = 60, 2026/27 = 65. This rate is consistent with their experience of the local market			
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.			

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

**Developer/Agent: Barratt David Wilson Homes
(Eastern Counties)**

Name: Ray Houghton

Job Title: Head of Planning

Date: 15 September 2020

Site & Developer/Agent Details			
Developer/Agent	Landform Estates Ltd/Barton Willmore		
Reference	20180193		
Location	Land North of Smee Lane, Great Plumstead		
Planning Status	Outline Planning Permission		
Description of Development	Development up to 272 residential dwellings, a 2ha site for a 2 Form Entry Primary School, community uses (Use Class D), public open space and associated infrastructure.		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018. In parallel with the application process Landform have been engaging with potential housebuilders to take on the site. A number of further investigations were undertaken so as to enable an unconditional sale to be agreed. Advanced negotiations are now ongoing with a specific housebuilders in respect of the sale of the site.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
-	20	40	40
.			
Commentary on Delivery Forecast			
An unconditional sale to a housebuilder is expected by the end of 2019/20. As a sale to a housebuilder has not yet been completed, it is not possible to reflect a specific housebuilder's intentions in the delivery forecast. There is however clear evidence of progress towards the delivery of the site that would justify a conclusion that a sale will be agreed in line with Landform's expectations and development achieved on site within 5 years. If an unconditional sale is made to a housebuilder by the end of 2019/20, it is reasonable to expect that a Reserve Matters application would be submitted during 2020 and determined in time to enable a start on site during 2021/22. A rate of development of 40 homes per annum is considered to be a reasonable estimate of what could be achieved on a site of this nature. On the basis of an assumed start on site in 2021/22 only a half year of delivery is forecast in this 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.			

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Developer/Agent: Barton Willmore

Name: Ed Hanson

Job Title: Associate

Date: 02 Sept 2020

Site & Developer/Agent Details			
Developer/Agent	Landform Estates Ltd/Barton Willmore		
Reference	20180194		
Location	Land North of Smee Lane, Great Plumstead		
Planning Status	Outline Planning Permission		
Description of Development	Development of 11 self-build residential plots and associated access and infrastructure		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018. A number of further investigations are currently being undertaken so as to enable the sale of individual plots for self-build in the early part of 2019/20.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
-	2	3	2
.			
Commentary on Delivery Forecast			
Landform has confirmed that they intend to progress with plot sales to self-builders as soon as possible. As plot sales to self-builders have not yet been completed, it is not possible to reflect any specific intentions in the delivery forecast. There is however clear evidence of progress towards the delivery of the site that would justify a conclusion that development will be achieved on site within 5 years. For the purposes of the forecast it has been assumed that plots sales will be achieved during 2019/20 enabling Reserve Matters applications to be submitted by the first self-builders in 2020/21 and permission granted in time to enable the first completions 2021/22. A rate of between 2 and 3 completions a year is considered to be a reasonable estimate of delivery.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Developer/Agent: Barton Willmore

Name: Ed Hanson

Job Title: Associate

Date: 02 Sept 2020

Site & Developer/Agent Details				
Developer/Agent	Larkfleet Homes			
Reference	GT11 (20181601)			
Location	Land East of Broadland Business Park			
Planning Status	Allocation (Undetermined Hybrid Application 20181601)			
Description of Development	Outline Application for Erection of up to 235 Dwellings with Associated Infrastructure. 2. Full Application for the Erection of 315 Dwellings, Accesses and Associated Works.			
Site Progress				
Total Homes Completed at 1 st April 2020		Homes Under Construction at 1 st April 2020		
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
.				
Commentary on Site Progress				
A hybrid planning application (20181601) was submitted on 02/10/2018. Determination of the application has been delayed whilst issues relating to highways, layout and the mix of uses on site are resolved. Significant progress has been made on these issues and therefore it is expected that consent will be granted subject to s106 in 2020/21. The application went to planning committee on 18/05/2020 and now has a resolution to grant, and is awaiting the signing of the s106. Larkfleet homes have confirmed that they do not consider there to be any viability, ownership or infrastructure constraints that will prevent the development of the site once permission has been granted.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
0	0	12	56	58
.				
Commentary on Delivery Forecast				
Subject to the grant of planning permission, Larkfleet homes intend to start on site during 2020/21. They expect there to be approximately 24 weeks (6 months) between the start on site and first completions and would expect to complete between 50 and 80 units per year thereafter. A mid-range estimate has been used within the delivery forecast, with a conservative estimate of 50% of annual completions in the first full year of construction.				
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. and,				

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Developer/Agent: Larkfleet Homes

Name: Hannah Guy

Job Title: Planning Manager

Date: 01 Oct 2020

Site & Developer/Agent Details				
Developer/Agent	Norfolk Homes			
Reference	GT18 (20171464)			
Location	Land South of Green Lane West, Rackheath			
Planning Status	Allocation (Application for Full Permission submitted)			
Description of Development	Construction of 322 Dwellings & Associated Works			
Site Progress				
Total Homes Completed at 1 st April 2020		Homes Under Construction at 1 st April 2020		
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
.				
Commentary on Site Progress				
A full planning application was submitted on 31/08/2017. Broadland's planning committee resolved to grant planning permission on 10/04/2019. There are no known viability or infrastructure constraints. Norfolk Homes hold an option on the land. Whilst a final price still needs to be agreed and the option taken up, Norfolk Homes do not believe there are any significant barrier to delivery of the site once planning permission is granted. Developers have been in discussions about land deal. Approval pending but should be issued Summer 2020.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
-	-	25	25	25
.				
Commentary on Delivery Forecast				
Subject to the timely grant of permission, and taking account of the need to agree a price and take up option, Norfolk Homes expect to start in early 2021. Norfolk homes expect first occupations about 12-18 months from the start date and would intend to build at around 25 units per year. The delivery forecast is consistent with Norfolk Homes's intended delivery timescale.				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Broadland District Council			Developer/Agent: Norfolk Homes	
Name: Diane Barr			Name: Craig Lockwood	

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Job Title: Land & Planning Manager

Date: 19 Aug 2020

Site & Developer/Agent Details			
Developer/Agent	Building Partnerships		
Reference	GT16		
Location	North Rackheath		
Planning Status	Allocation		
Description of Development	An area of 293ha is identified in the GT16 policy, 160ha of the North Rackheath site shall be developed as mixed use, including at least 25ha of land for employment and the provision of necessary services facilities and infrastructure. Approximately 3,000 new homes are expected to be delivered. A Masterplan has been prepared and ratified Broadland Council. It anticipates that an additional 1,000 homes could be provided in land safeguarded for potential future expansion.		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
.			
Commentary on Site Progress			
The contract is due to be completed with the housebuilder – October 2020 Planning application submission – October 2021 Permission anticipated – October 2022 1st Occupation – October 2023			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
N/A	N/A	N/A	50
.			
Commentary on Delivery Forecast			
The Contract allows for up to 300 occupations per year. There will be some start up lag with the above referenced completions in the early years.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Broadland District Council		Developer/Agent: GP Planning Ltd	
Name: Diane Barr		Name: Maureen Darrie	

Job Title: Spatial Planning Monitoring Officer

Date: 24 Aug 2020

Job Title: Director

Date: 23rd September 2020

Site & Developer/Agent Details				
Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes			
Reference	GT20			
Location	White House Farm (North East)			
Planning Status	Allocation (Hybrid Planning Application Submitted, 20191370).			
Description of Development	Erection of 516 dwellings, including associated infrastructure.			
Site Progress				
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
.				
Commentary on Site Progress				
Allocation site GT20 is under an option agreement to the same development consortium (Persimmon Homes, Hopkins Homes & Taylor Wimpey Homes) who are currently building out the 1,233 home White House Farm development site (district reference 20080367), that lies adjacent to this site. The consortium have confirmed that infrastructure installed as part of the current development has been sized to facilitate the development of GT20 and that their intention to move onto this site promptly once the construction of the adjacent White House Farm site is complete. To enable this an application (District Reference: 20191370) was submitted on 29/08/2019 that seeks outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the highway access. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission. Due to consultation responses received in the determination of the outline planning application the masterplan has been updated reducing the number of dwellings to 456 (152 per developer). The planning application has a resolution to approve following planning committee in June 2020 and the S106 is near final at October 2020. Reserved matters applications will be submitted soon after the issue of the Outline Planning Permission. The site is under option to the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
-		64	174	140
.				
Commentary on Delivery Forecast				
Persimmon Homes expect that they will have completed construction on their first White House Farm site (district reference 20080367) by the end of 2020 and forecast completions on GT20 in Q3 2022. They forecast that they will continue to build-out at a rate of approximately 70dpa. Hopkins Homes expect to have completions on GT21 in 2022/23, building out at a rate of				

approximately 54-60dpa. Taylor Wimpey expect to have completions on GT21 in 2022/23, building out at a rate of approximately 50dpa.

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Developer/Agent: Persimmon Homes

Name: Laura Townes

Job Title: Head of Land & Planning

Date: 5 November 2020

Site & Developer/Agent Details			
Developer/Agent	Socially Conscious Capital Ltd (SCC) / Strutt & Parker		
Reference	20161896		
Location	Racecourse Plantation, Plumstead Road		
Planning Status	Outline Planning Permission.		
Description of Development	Erection of up to 300 New Homes and the Creation of a New Community Woodland Park (Outline)		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
An outline application for the development of the site was submitted on 01/11/2016. The application was refused on 14/06/2017. The decision to refuse the application was subsequently appealed. The appeal was allowed and outline planning permission was granted for the development on 30/01/2019. Following the planning permission becoming immune from challenge, SCC has been preparing to market the development site for sale to a developer and consulting on the options for the new Community Woodland Park.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
0	0	75	75
.			
Commentary on Delivery Forecast			
The marketing campaign was due to be launched in February 2020 but had to be postponed because of the Covid-19 crisis. We believe this will have delayed the development programme by at least 6 months, and maybe more. SCC and the TFT (the landowner) have decided to progress with detailed planning of the CWP Scheme. Following the expected sale of the residential development site in late 2020, the incoming developer will then prepare and submit an application for reserved matters and will discharge the pre-commencement conditions during 2021. Therefore, we currently anticipate the development and delivery of the CWP commencing in early 2022. There are 201 new market homes and 99 new affordable homes; we expect the developer to build out at a rate of 35 - 50 market homes per annum, while the affordable homes will likely be built out more quickly than that, so it will take approximately 4 -5 years for the development to be completed.			
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. and,			

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Diane Barr

Job Title: Spatial Planning Monitoring Officer

Date: 18 Aug 2020

Developer/Agent: Socially Conscious Capital

Name: Rock Feilding-Mellen

Job Title: Director

Date: 10/09/2020

Greater Norwich Area Housing Land Supply Assessment at 1st April 2020

Joint Delivery Statements

Norwich

Site & Developer/Agent Details			
Developer/Agent	Norwich City Council		
Reference	CC3		
Location	10-14 Ber Street		
Planning Status	Allocation		
Description of Development	Mixed use development of minimum of 10 dwellings, retail and complementary uses, and office development		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
0	0	0	0
Commentary on Site Progress			
Allocated for 10 dwellings and retails use (CC3)			
Assessing options for delivery of this site but it is expected that delivery of this site will be within the plan period.			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
			10
Commentary on Delivery Forecast			
Land is owned by Norwich City Council			
A planning application is expected to be submitted in 2021 and completion within 2023/24			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Norwich City Council		Developer/Agent: Norwich City Council	
Name: C. Hounsell		Name: Andrew Turnbull	
Job Title: Planner		Job Title: Interim Housing Development Manager	
Date: 20.11.20		Date: 27 October 2020	

Site & Developer/Agent Details				
Developer/Agent	Land Owner			
Reference	18/00652/PDD 18/00651/PDD 18/00642/F CC28			
Location	1-17 Westlegate and Boars Head Yard			
Planning Status	Permission and allocation			
Description of Development	Change of use and upward extension to create 49 residential units			
Site Progress				
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
Commentary on Site Progress (Please see guidance in email)				
Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
	15	54		
Commentary on Delivery Forecast The intended delivery of these units currently between 2021/22 and 2022/2023 as above. This is within the time limit for the anticipated completion in line with recently submitted revised PD to ensure deliverability.				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Norwich City Council Name: C. Hounsell Job Title: Planner Date: 20.11.20		Developer/Agent: Name: James Bradbury Job Title: Senior Development Manager Date: 16/09/2020		

Site & Developer/Agent Details				
Developer/Agent	Norwich City Council			
Reference	19/00978/MA, 19/00497/MA, 18/01586/RM, 15/00298/RM, 14/00874/RM, 13/02031/RM, 12/00703/O R38			
Location	Three Score, Bowthorpe			
Planning Status	Allocation and Permission			
Description of Development	Urban extension			
Site Progress				
Total Homes Completed at 1st April 2020	79	Homes Under Construction at 1st April 2020	74	
Number of Homes Completed by Year				
	2015/16	2016/17	2017/18	2018/19
	0	0	0	61
				18
Commentary on Site Progress				
The site is owned by Norwich City Council				
Planning history: 12/00703/O – outline permission for 1000 homes and care home 13/02031/RM – Reserved matters for phase 1 - 92 unit housing with care and 80 bed dementia care home (all complete) 15/00298/RM – reserved matters approve for phase 2 of 172 dwellings 19/00497/MA – change property mix and numbers of phase 2 to 153 dwellings.				
Section 1 of phase 2 amounting to 79 dwellings was completed in 2019/20.				
Delivery Forecast				
	2020/21	2021/22	2022/23	2023/24
	48	26	45	45
				100
Commentary on Delivery Forecast				
48 Dwellings are under construction and likely to complete this financial year. A further 26 will be completed in 2021/22 which will complete phase 2.				
Phase 3 has been approved to take forward as a council led development of approx. 90 dwellings and a design team appointed. Anticipating a start on site in 2021/22 and a phased handover between 2022 and 2024.				
Remainder of the allocation – anticipating approximately 100 dwellings per annum going forward.				
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.				

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Norwich City Council

Name: C. Hounsell

Job Title: Planner

Date: 20.11.20

Developer/Agent: Norwich City Council

Name: Andrew Turnbull

Job Title: Interim Housing Development Manager

Date: 27 October 2020

Site & Developer/Agent Details	
Developer/Agent	ESTATEOUCATION LTD
Reference	19/01389/F
Location	191 King Street
Planning Status	Permission
Description of Development	19/01389/F - Partial demolition of buildings, construction of 41 dwellings and associated works.

Site Progress	
Total Homes Completed at 1 st April 2020	0
Homes Under Construction at 1 st April 2020	0

Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
0	0	0	0	0

Commentary on Site Progress
(Please see guidance in email) Construction not started.

Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
0	41	0	0	0

Commentary on Delivery Forecast
(Please see guidance in email) All 41 to be delivered mid 2022.

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Norwich City Council

Developer/Agent: ESTATEOUCATION LTD

Name: C. Hounsell

Name: BEN JAMES SMITH

Job Title: Planner

Job Title: DIRECTOR

Date: 20.11.20

Date: 6/11/2020

Site & Developer/Agent Details				
Developer/Agent	Norwich City Council			
Reference	CC11			
Location	Argyle Street			
Planning Status	Allocation			
Description of Development	Development of 14 dwellings			
Site Progress				
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
	2015/16	2016/17	2017/18	2018/19
	0	0	0	0
Commentary on Site Progress <i>The site was being taken forward by NRL but has now reverted back to a City Council Scheme. Cabinet approval has now been given for the development and funds allocated for design work in 2020/21.</i> <i>It is anticipated that a planning application will be made in early 2021</i>				
Delivery Forecast				
	2020/21	2021/22	2022/23	2023/24
			14	
Commentary on Delivery Forecast <i>It is anticipated that construction will commence in Q1 2021/22 with completion likely in Q1 of 2022/23. There is a possibility this could be bettered and completion may occur in Q4 2021/22.</i>				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Norwich City Council Name: C. Hounsell Job Title: Planner Date: 20.11.20			Developer/Agent: Norwich City Council Name: Andrew Turnbull Job Title: Interim housing development manager Date: 2 Sept 2020	

Site & Developer/Agent Details	
Developer/Agent Reference	Will Partnerships Ltd. CC17a/b and 18/01286/F
Location	Barrack Street
Planning Status	Allocation and Permission
Description of Development	Demolition of existing buildings and structures; erection of 218 dwellings; conversion, refurbishment and extension of two Grade II Listed Cottages, erection of 310sqm of commercial floorspace (Class A1-A5 use) and 152sqm of Museum floorspace (D1 use), with associated works.

Site Progress	
Total Homes Completed at 1st April 2020	0
Homes Under Construction at 1st April 2020	88

Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
/	/	/	/	/

Commentary on Site Progress
(Please see guidance in email)

Phase 1 under construction.

Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
88	50	50	32	

Commentary on Delivery Forecast
(Please see guidance in email)

ON TARGET.

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Norwich City Council

Name: C. Hounsell

Job Title: Planner

Date: 20.11.20

Developer/Agent:

Name: Matt Gault

Job Title: Senior Technical Co-ordinator.

Date: 14.10.20

Site & Developer/Agent Details				
Developer/Agent	McCarthy & Stone/Bartram Mowers			
Reference	R42 18/00265/F			
Location	Bartram Mowers, Bluebell Road			
Planning Status	Allocation			
Description of Development	36 bungalows and 14 apartments			
Site Progress				
Total Homes Completed at 1 st April 2020	119 - 62 residential dwellings and 57 extra care (C2) units	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
0	0	62	57	0
Commentary on Site Progress				
A masterplan has been agreed with the Council which covers the whole site allocation. This established a phased approach to the delivery of the allocation site. Planning consent for phase one was secured in 2016 and this development is now complete and occupied. The reference application for phase two was withdrawn and replaced with 19 00911 F. It is anticipated that this will go to planning Committee in October 2020. The second phase is ready to go once planning is approved. These are the numbers for 2021/22 and 2022/23. The figures of 95 units for the period 2023-25 are what is likely to form the make up of the third and final phase of the development but no application has been submitted for this phase at this time. Once the second phase has been approved then work will begin on the substance of the final phase.				
Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
0	35	15	60	35
Commentary on Delivery Forecast				
The Bartram Mowers business has now vacated the site and therefore there are no barriers to the final phases of development being delivered. The form of the second phase of the development is in planning application 19 00911 F and comprises 50 units. The form of the final phase will be influenced by the market for specialist retirement accommodation and the type of housing proposed. The masterplan has made provision for a range of unit types being delivered as future phases including retirement houses, apartments, bungalows and potentially a care home. The resultant number of units in the final phase depends on the final agreed mix and form of the development but could be up to 95 units should a care home be delivered on part of the 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Norwich City Council

Name: C. Hounsell

Job Title: Planner

Date: 20.11.20

Developer/Agent:

Name: Mark Bartram

Job Title: Managing Director-Bartram Mowers

Date: 2nd September 2020

Site & Developer/Agent Details				
Developer/Agent	CAM Architects (Norwich) Ltd			
Reference	18/00917/O			
Location	Constitution Motors, Constitution Hill			
Planning Status	Permission.			
Description of Development	Erection of 12no. new dwellings and associated works			
Site Progress				
Total Homes Completed at 1st April 2019	0	Homes Under Construction at 1st April 2019	0	
Number of Homes Completed by Year				
2014/15	2015/16	2016/17	2017/18	2018/19
Commentary on Site Progress <i>Reserved matters application submitted last year; this is still in progress.</i> <i>A discharge of conditions application to deal with pre-commencement conditions has been submitted and awaiting approval.</i>				
Delivery Forecast				
2019/20	2020/21	2021/22	2022/23	2023/24
	12			
Commentary on Delivery Forecast <i>Assuming that planning matters are resolved within the next two months, work on-site is programmed to commence January 2021.</i>				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Norwich City Council		Developer/Agent: CAM Architects (Norwich) Ltd		
Name: C. Hounsell		Name: Evert Amador		
Job Title: Planner		Job Title: Director		
Date: 20.11.20		Date: 23 September 2020		

Site & Developer/Agent Details				
Developer/Agent	Broadland Housing Association/Bidwells			
Reference	CC16 and various planning application references; 11/02104/O, 13/01270/RM and 17/01091/F			
Location	Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football Club (part) Groundsmans Hut (allocation) (permission)			
Planning Status	Allocation			
Description of Development				
Site Progress				
Total Homes Completed at 1st April 2020	149	Homes Under Construction at 1st April 2020		
Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
				149
Commentary on Site Progress				
The development is split into 5 phases. Phases 1 and 2 are complete and phase 3 is underway with completion scheduled for 2021. The construction of phases 4 & 5 will follow thereafter.				
Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
73	101			
Commentary on Delivery Forecast				
(Please see guidance in email)				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Norwich City Council		Developer/Agent:		
Name: C. Hounsell		Name: Iain Hill		
Job Title: Planner		Job Title: Partner, Planning		
Date: 20.11.20		Date: 25th September, 20		

Site & Developer/Agent Details			
Developer/Agent	Norwich City Council		
Reference	R36 18/01290/DEM		
Location	Mile Cross Depot		
Planning Status	Allocation		
Description of Development			
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
0	0	0	0
2019/20			
0			
Commentary on Site Progress			
Site has been cleared and buildings demolished. Norwich City Council has approved taking the development forward for council housing at cabinet in June and July 2020.			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
			50
			106
Commentary on Delivery Forecast			
Currently looking to appoint a design team in 2020/21 with a view to submitting a planning application and starting on site in 2021/22. Anticipating a phased hand over approach between late 2023 and late 2024.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Norwich City Council		Developer/Agent: Norwich City Council	
Name: C. Hounsell		Name: Andrew Turnbull	
Job Title: Planner		Job Title: Interim housing development manager	
Date: 20.11.20		Date: 21 October 2020	

From: Hammond, Maria
Sent: 30 October 2020 09:23
To: Hounsell, Charlotte
Subject: FW: Delivery of dwellings at St Peters

Hi Charlotte,

I hope the response below gives what you need.

Maria

From: [REDACTED]
Sent: 30 October 2020 09:20
To: Hammond, Maria
Subject: Re: Delivery of dwellings at St Peters

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Hi Maria,

Cat's away over half term, so that's probably why your colleague hasn't had a reply.

Setting aside any fresh Covid-related chaos that might descend, I would currently expect all St. Peters dwellings to be delivered ready for sale during the FY beginning 06 April 2021.

I hope that helps.

Kind regards, [REDACTED]

From: "Hammond, Maria" <MariaHammond@norwich.gov.uk>
Date: Thursday, 29 October 2020 at 16:27
To: [REDACTED] >
Subject: Delivery of dwellings at St Peters

Hi [REDACTED]

I've just spoken to one of my policy colleagues who is looking at our five year housing delivery and when existing permissions will contribute to that. I believe she had contacted Cat but has not had a response and ideally needs to know by the end of the day tomorrow (Friday 30th).

I appreciate that timescales are not easy to predict at the moment, but can you advise what the likely timescales are for the delivery of the different phases of dwellings – specifically, how many are proposed to be delivered in each of the next five financial years (including the current one)?

Any information you're able to provide would be much appreciated. Of course it won't be binding, but will help our policy team to forecast delivery across the city.

Kind regards,

Maria Hammond
Planner
Norwich City Council
01603 989396
07717 451417
mariahammond@norwich.gov.uk
www.norwich.gov.uk

Winner of the RIBA Stirling Prize for our Goldsmith Street housing development.

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From: mail@bullengroup.co.uk
Sent: 07 October 2020 09:22
To: LDF
Subject: RE: LDF - SITE AT 70 WESTWICK STREET, NORWICH (FORMER BT SITE)

Charlotte

We have at present halted any work on this development site.

The site adjoining has an application in as an entertainment venue with alcohol being served until 1.00am at certain times. We need to know the outcome of this licensing application. If passed, we will be unlikely to continue as our purchasers will not want to be next to an open air nightclub.

Please see our letter to the Licencing Team.

Yours sincerely

Nigel Handley
Director

Bullen Developments Limited
The Lowlands
Costessey Lane
Norwich
Norfolk, NR8 6HA

Telephone: 01603 861145

From: LDF
Sent: 06 October 2020 16:44
To: mail@bullengroup.co.uk
Subject: RE: LDF - SITE AT 70 WESTWICK STREET, NORWICH (FORMER BT SITE)

Dear Nigel

Further to my email below, is there any further information you are able to provide for 70 Westwick Street?

Kind regards

Charlotte Hounsell
Planner (Policy)
Norwich City Council
01603 989422
07507 868483

CharlotteHounsell@norwich.gov.uk
www.norwich.gov.uk

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From: LDF
Sent: 16 September 2020 16:49
To: 'mail@bullengroup.co.uk' <mail@bullengroup.co.uk>
Subject: RE: LDF - SITE AT 70 WESTWICK STREET, NORWICH (FORMER BT SITE)

Dear Nigel

Thank you for providing the information for 24 City Road.

In relation to 70 Westwick Street, are you able to provide any further information as to the likely delivery timescales of dwellings and whether you have any evidence to support that please? I believe for the 2019 statement you indicated delivery was likely to be in 2022/2023. I would be grateful if you could update the form with any additional information you can provide.

Kind regards

Charlotte Hounsell
Planner (Policy)
Norwich City Council
01603 989422
07507 868483
CharlotteHounsell@norwich.gov.uk
www.norwich.gov.uk

Winner of the RIBA Stirling Prize for our Goldsmith Street housing development.

From: mail@bullengroup.co.uk
Sent: 07 September 2020 10:53
To: Hounsell, Charlotte
Subject: LDF - SITE AT 70 WESTWICK STREET, NORWICH (FORMER BT SITE)

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Charlotte

Please see the form on 70 Westwick Street, Norwich.

We actually commenced works on site in April by discharging the pre-planning matters for the Planning Permission and have therefore started the development to save the Planning. It is now technically a live site. Demolition will start in October.

Yours sincerely

Nigel Handley
Director

Bullen Developments Limited
The Lowlands
Costessey Lane
Norwich
Norfolk, NR8 6HA

Telephone: 01603 861145

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RECEIVED-000...

Greater Norwich Area Housing Land Supply Assessment at 1st April 2020

Joint Delivery Statements

South Norfolk Council

Site & Developer/Agent Details			
Developer/Agent	Peter Muskett		
Reference	2011/0506		
Location	Ashwellthorpe: r/o Wood Farm, The Street		
Planning Status	Full Permission		
Description of Development	31 houses with village hall, bowling green, sports pitch, village green, and associated parking		
Site Progress			
Total Homes Completed at 1 st April 2020	4	Homes Under Construction at 1 st April 2020	31
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	31
2019/20			
-			
Commentary on Site Progress			
Site progressing well			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
2024/25			
-			
Commentary on Delivery Forecast			
I expect all homes to be sold and occupied by the end of this 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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
<u>Local Authority -</u>		<u>Developer/Agent -</u>	
Print Name: Daisy Sutcliffe		Print Name: Peter Muskett	
Job Title: Spatial Monitoring Officer : Planning		Job Title: Developer	
Date: 21st August 2020		Date: 25 August 2020	

Site & Developer/Agent Details			
Developer/Agent	Clayland Architects (on behalf of Tas Valley Developments Ltd)		
Reference	2006/0171/O Allocation ASL1		
Location	Aslacton: Coopers Scrap Yard		
Planning Status	Outline Permission		
Description of Development	Proposed erection of 15 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
Commentary on Site Progress			
2019/0460/D – Reserved Matters application pending consideration.			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
-	-	-	-
Commentary on Delivery Forecast			
AWAITING SUBSTANTIAL HOOD CPS IN PLANNING PROCESS!			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: JO PEARSON	
Job Title: Spatial Planning Monitoring Officer		Job Title: Director	
Date: 21 st August 2020		Date: 6/10/2020	

Site & Developer/Agent Details					
Developer/Agent	Samuel Porter c/o Porter Developments				
Reference	2015/2082 & 2018/1550				
Location	Bawburgh: South of the Village Hall				
Planning Status	Detailed Permission				
Description of Development	10 dwellings				
Site Progress					
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0		
Number of Homes Completed by Year					
	2015/16	2016/17	2017/18	2018/19	2019/20
	-	-	-	-	-
Commentary on Site Progress					
Delivery Forecast					
	2020/21	2021/22	2022/23	2023/24	2024/25
	-	-	-	-	-
Commentary on Delivery Forecast					
The developer would anticipate delivering all homes over a 2-year period. The developer set out the site on 01/09/20 and will look to start shortly.					
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.					
Local Authority:			Developer/Agent: Studio 35		
Print Name: Daisy Sutcliffe			Print Name: Jason Barber		
Job Title: Spatial Planning Monitoring Officer			Job Title: Director		
Date: 21 st August 2020			Date: 02/09/20		

Site & Developer/Agent Details			
Developer/Agent	Margaret Shelley at Lanpro (on behalf of Mr & Mrs Keable, site owners)		
Reference	2017/2131		
Location	Bracon Ash: West of Long Lane		
Planning Status	Outline Permission plus Reserved matters for 14 plots		
Description of Development	15 self/custom-build units		
Site Progress			
Total Homes Completed at 1 st April 2020	5	Homes Under Construction at 1 st April 2020	5
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	5
2019/20			
-			
Commentary on Site Progress			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
10			
2024/25			
-			
Commentary on Delivery Forecast			
IT IS NOW VERY LIKELY THAT ALL WILL BE COMPLETE BEFORE THE END OF 2021			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:	Developer/Agent: LONG 4 ACRES LTD		
Print Name: Daisy Sutcliffe	Print Name: K. KEABLE		
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR		
Date: 21 st August 2020	Date: 4/SEP/2020		

Site & Developer/Agent Details			
Developer/Agent	Nick Durrant c/o Durrants		
Reference	2014/2041/F Allocation BKE2		
Location	Brooke: High Green Farm		
Planning Status	Full Permission		
Description of Development	13 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	5	Homes Under Construction at 1 st April 2020	8
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	5
.			
Commentary on Site Progress			
All dwellings on site have either been finished or started construction.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
8			
.			
Commentary on Delivery Forecast			
All dwellings on site have either been finished or started construction.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Durrants	
Print Name: Daisy Sutcliffe		Print Name: Daniel Moth	
Job Title: Spatial Planning Monitoring Officer		Job Title: Architectural Designer and Planning Technician	
Date: 21 st August 2020		Date: 3 rd September 2020	

Site & Developer/Agent Details	
Developer/Agent	Kerry Smith c/o Bennett Homes
Reference	2015/2326/D
Location	Bixley: West of Octagon Barn, Bungay Road
Planning Status	Detailed Permission
Description of Development	60 dwellings and 2 commercial units

Site Progress				
Total Homes Completed at 1 st April 2020	20	Homes Under Construction at 1 st April 2020	Several	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	20

Commentary on Site Progress

Site well underway.

Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
- 15	- 15	- 10	-	-

Commentary on Delivery Forecast

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, *subject to market conditions* and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:	Developer/Agent: <i>Bennett Homes</i>
Print Name: Daisy Sutcliffe	Print Name: <i>Adam Bell</i>
Job Title: Spatial Planning Monitoring Officer	Job Title: <i>Development Director</i>
Date: 21 st August 2020	Date: <i>21/8/20</i>

e & Developer/Agent Details			
Developer/Agent	Jordan Last c/o Taylor Wimpey East Anglia		
Reference	2013/0567 & 2016/0402 COS1		
Location	Costessey: West of Lodge Farm		
Planning Status	Full Permission		
Description of Development	509 dwellings		
Site Progress			
Total Homes Completed at 1st April 2020	274	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
25	82	75	44
.			
Commentary on Site Progress			
Site under construction. Build rates in line with developers forecast so far.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
37	58	64	-
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Taylor Wimpey	
Print Name: Daisy Sutcliffe		Print Name: Jordan Last	
Job Title: Spatial Planning Monitoring Officer		Job Title: Senior Planning Co-ordinator	
Date: 21st August 2020		Date: 03 September 2020	

Site & Developer/Agent Details			
Developer/Agent	Chris Webber c/o Barratt Eastern Counties		
Reference	2013/1793 & 2018/2200 Cringleford NP HOU1		
Location	Cringleford: Newfound Farm Neighbourhood Allocation		
Planning Status	Detailed Permission		
Description of Development	Up to 650 dwellings, local centre & primary school		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	12
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Following applications approved: 2018/1389/D – RM for phase 1 spine road, drainage and landscaping 2018/2200/D – RM for appearance, layout and scale Plots under construction are only at foundation level or lower			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
12	115	119	117
.			
Commentary on Delivery Forecast			
2025/26 – 121 Units 2026-27 – 45 Units Throughout 2020/21, whilst only 12 initial units will be completed, the site will be undergoing significant infrastructure work including the setup of two construction compounds. This site will be dual branded so will have two simultaneous construction/sales outlets hence why delivery per year from 2021/22 onwards is higher than normal.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Barratt David Wilson Homes	
Print Name: Daisy Sutcliffe		Print Name: Chris Webber	
Job Title: Spatial Planning Monitoring Officer		Job Title: Planner	
Date: 21st August 2020		Date: 14 September 2020	

Site & Developer/Agent Details			
Developer/Agent	Spencer Burrell (on behalf of Big Sky Developments)		
Reference	2013/1494/O (part) Cringleford NP HOU1 (part)		
Location	Cringleford: Land South of the A11 & East of the A47		
Planning Status	Outline & some detailed permissions		
Description of Development	350 dwellings & 2,500 sqm of commercial floorspace within 650 dwelling scheme		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	60
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Following applications approved/pending consideration: 2018/2303 - Discharge of Condition for Design Code; 2018/2783 – RM for 67 dwellings; 2018/2784 – RM for 79 dwellings; 2018/2785 – RM for 62 dwellings; 2018/2786 – RM for 56 dwellings; 2018/2787 – RM for 23 dwellings; 2018/2788 – RM for 21 dwellings; 2018/2789 – RM for 42 dwellings & 500 sq.m of commercial floorspace; 2018/2790 – RM for 765 sq.m of commercial floorspace & 2018/2791 – RM for strategic landscape Site has central government Accelerated Construction funding and infrastructure construction is underway.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
20	119	125	86
.			
Commentary on Delivery Forecast			
Currently contracted to deliver 97, negotiating a contract for a further 42. Tender being prepared for a further 23. The accelerate construction funding is being used to fund the early delivery of infrastructure. There is an associated legal agreement which fixes the delivery rate for the dwellings.			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Date: 21st August 2020		Developer/Agent: Print Name: Spencer Burrell Job Title: Development Director Date: 25 September 2020	

Site & Developer/Agent Details			
Developer/Agent	James Griffiths c/o KIER Living		
Reference	2013/1494/O (part) Cringleford NP HOU1 (part)		
Location	Cringleford: Newfound Farm Neighbourhood Allocation		
Planning Status	Outline & some detailed permissions		
Description of Development	300 dwellings within a 650 dwelling scheme		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	25
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Following applications approved: 2018/2404/D – RM for 7 dwellings 2018/2835/D – RM for 230 dwellings 2018/2836/D – RM for 90 dwellings			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
44	45	45	45
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: James Griffiths	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Planning	
Date: 21st August 2020		Date: 1/10/20	

Site & Developer/Agent Details			
Developer/Agent	Daniel Moth c/o Durrants		
Reference	Allocation DIS2		
Location	Diss: Land off Park Road		
Planning Status	Land Allocation		
Description of Development	15 Dwellings related to the delivery of significant green infrastructure		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
No site progress at present.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
-	5	10	-
.			
Commentary on Delivery Forecast			
Our client is still of the intention to bring this site forward and develop, planning will be submitted at the beginning of 2021 with the view to starting construction toward the middle of the 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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Durrants	
Print Name: Daisy Sutcliffe		Print Name: D Moth	
Job Title: Spatial Planning Monitoring Officer		Job Title: Architectural Designer and Planning Technician	
Date: 21st August 2020		Date: 3rd September 2020	

Site & Developer/Agent Details			
Developer/Agent	Oliver Chapman c/o Chapman Chartered Surveyors		
Reference	Allocation DIS1		
Location	Diss: Land North of Vincas Road		
Planning Status	Land Allocation		
Description of Development	A residential development of 35 dwellings		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
Commentary on Site Progress			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
-	-	-	15
			2024/25
			20
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Date: 21 st August 2020		Developer/Agent:  Print Name: Oliver Chapman Job Title: Director Date: 21 August 2020	

Site & Developer/Agent Details			
Developer/Agent	Ed Gilder c/o Badger Building Ltd		
Reference	2018/0121 DIT1		
Location	Ditchingham: Tunneys Lane Field		
Planning Status	Allocated site with Outline Permission		
Description of Development	Outline application for up to 24 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
2019/1925/F – Full application for 27 dwellings = Pending decision			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
		8	8
			11
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Badger Building	
Print Name: Daisy Sutcliffe		Print Name: Edward Gilder	
Job Title: Spatial Planning Monitoring Officer		Job Title: Land and Planning Manager	
Date: 21 st August 2020		Date:20/10/2020	

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2014/2611 Allocation EAS1		
Location	Easton: South and East of village		
Planning Status	Outline Permission		
Description of Development	890 dwellings and village centre, south and east of the village		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
	40	80	80
.			
Commentary on Delivery Forecast			
Reserved Matters for Phase 1 submitted May 2020. Target Committee Q1 2021 with first completions forecast for Q4 2021.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Laura Townes	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Land & Planning	
Date: 21st August 2020		Date: 2 November 2020	

Site & Developer/Agent Details			
Developer/Agent	Michael Goldney c/o Cripps Developments		
Reference	2018/1317 Allocation EAR1		
Location	Earsham: Lodge Field, School Lane		
Planning Status	Full Permission		
Description of Development	16 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	10	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
			10
.			
Commentary on Site Progress			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
6	-	-	-
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Cripps Developments Ltd	
Print Name: Daisy Sutcliffe		Print Name: Mike Goldney	
Job Title: Spatial Planning Monitoring Officer		Job Title: Commercial Director	
Date: 21 st August 2020		Date: 21 st August 2020	

Site & Developer/Agent Details					
Developer/Agent	Chris Smith c/o Hopkins & Moore Developments Ltd				
Reference	2019/1013/F Allocation GIL1				
Location	Gillingham: Norwich Road				
Planning Status	Full Permission				
Description of Development	Residential development of 22 dwellings, together with associated public open space, access roads, garaging and car parking.				
Site Progress					
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0		
Number of Homes Completed by Year					
.					
	2015/16	2016/17	2017/18	2018/19	2019/20
	-	-	-	-	-
.					
Commentary on Site Progress					
Delivery Forecast					
.					
	2020/21	2021/22	2022/23	2023/24	2024/25
	-	22	-	-	-
.					
Commentary on Delivery Forecast					
Site Commencement delayed until July 2020 due to Covid Pandemic. All Dwellings likely to be completed by May 2022.					
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.					
Local Authority:			Developer/Agent:		
Print Name: Daisy Sutcliffe			Print Name: Chris Smith		
Job Title: Spatial Planning Monitoring Officer			Job Title: Development Planner		
Date: 21st August 2020			Date: 4th September 2020		

Site & Developer/Agent Details					
Developer/Agent	Mark Nolan c/o Chaplin Farrant				
Reference	2018/1934/O & Allocation HAL1				
Location	Hales: North of Yarmouth Road				
Planning Status	Land Allocation with outline permission				
Description of Development	Outline application for 20 dwellings (including 6 affordable units) with access, associated infrastructure and public open space.				
Site Progress					
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0		
Number of Homes Completed by Year					
	2015/16	2016/17	2017/18	2018/19	2019/20
	-	-	-	-	-
Commentary on Site Progress					
Outline application 2018/1934/O approved in August 2020.					
Delivery Forecast					
	2020/21	2021/22	2022/23	2023/24	2024/25
	-	10	10	-	-
Commentary on Delivery Forecast					
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.					
Local Authority:			Developer/Agent:		
Print Name: Daisy Sutcliffe			Print Name: M.J. Nolan		
Job Title: Spatial Planning Monitoring Officer			Job Title: Architect		
Date: 21 st August 2020			Date: 3 SEP 2020		

Site & Developer/Agent Details	
Developer/Agent	Mr & Mrs Gibbons, Wilderness Farmhouse
Reference	1998/1119
Location	Harleston: Land at Cranes Meadow
Planning Status	Full Permission
Description of Development	Erection of 27 dwellings and associated works

Site Progress			
Total Homes Completed at 1 st April 2020	18	Homes Under Construction at 1 st April 2020	0

Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	0

Commentary on Site Progress

Initial 18 dwellings completed prior to 2013.

2016/1161/DC – Discharge of conditions approved for plots 50-58 (remaining 9 plots)

Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
3	6			

Commentary on Delivery Forecast

Due to Lockdown progress, has been delayed by approximately 9 months

As a result of lockdown installation of services was delayed & prior to that there was a delay on the bricks 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:

Developer/Agent:

Print Name: Daisy Sutcliffe

Print Name: S Gibbons

Job Title: Spatial Planning Monitoring Officer

Job Title: Developer

Date: 21st August 2020

Date: 04 Sep 2020

Site & Developer/Agent Details			
Developer/Agent	Nick Durrant c/o Durrants		
Reference	HAR4		
Location	Harleston – Spirketts Lane/ Lime Close		
Planning Status	Allocated Lane		
Description of Development	95 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
<i>Previous issues with Anglian Water now settled. Services and drainage strategy engineers have reported, infiltration testing now secured. A pre-application response has been received from South Norfolk. We are awaiting confirmation from the Charity Commission about the sale strategy. It is anticipated the property will be marketed in 2021 and that a developer will make a detailed planning application.</i>			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
15	40	40	-
.			
Commentary on Delivery Forecast			
<i>Land owner looking to sell as soon as the Charity Commission have responded. It will be for the developer to make the detailed application. With the strength of the plan allocation an outline application is not considered necessary.</i>			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Durrants	
Print Name: Daisy Sutcliffe		Print Name: Nick Durrant	
Job Title: Spatial Planning Monitoring Officer		Job Title: Director	
Date: 21st August 2020		Date: 29th September 2020	

Site & Developer/Agent Details				
Developer/Agent	Julian Wells c/o FW Properties			
Reference	HEM1			
Location	Hempnall: off Bungay Road			
Planning Status	2019/0864/F Full permission & Allocated Site			
Description of Development	Proposed erection of 23 dwellings with associated landscaping, drainage and highways works.			
Site Progress				
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
Commentary on Site Progress Subject to achieving consent for the current Section 73 application to reduce charge the affordable housing in the scheme, we are aiming to start the construction works in October 2020.				
Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
-	~ 23	-	-	-
Commentary on Delivery Forecast See my comment above - on the basis of starting on site in October 2020 then we will build out all of the units in one principle phase with completion in Quarter 2 in 2022.				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: South Norfolk	Developer/Agent: FW Properties			
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS			
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR			
Date: 21 st August 2020	Date: 24 AUGUST 2020.			

Site & Developer/Agent Details				
Developer/Agent	Jordan Last c/o Taylor Wimpey			
Reference	2011/1804 – Outline, 2015/1594 – RM (phase A1-A), 2017/0151 – RM (phase A1-B), 2018/2326 – RM (phase A2) Allocation HET1 (part)			
Location	Hethersett: North Village			
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase A1-A = 95 dwellings, Phase A1-B = 91 dwellings, Phase A2 = 181 dwellings			
Description of Development	1,196 dwellings with primary school and local services			
Site Progress				
Total Homes Completed at 1st April 2020	Phase A1-A = 95 dwellings (site complete) Phase A1-B = 62 dwellings Phase A2 = 0 dwellings	Homes Under Construction at 1st April 2020	0	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	Phase A1-A – 7	Phase A1-A – 49	Phase A1-A – 39 (site now complete) Phase A1-B - 3	Phase A1-B – 3 Phase A2 - 0
.				
Commentary on Site Progress				
Phase A1-A = complete (95 dwellings), Phase A1-B = 62 units complete. 29 remaining. Phase A2 = not yet started (181 dwellings)				
Delivery Forecast				
.				
2020	2021	2022	2023	2024
33	54	60	44	2
.				
Commentary on Delivery Forecast				
.				
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Date: 21 st August 2020		Developer/Agent: Taylor Wimpey Print Name: Jordan Last Job Title: Senior Planning Co-ordinator Date: 03 September 2020		

Site & Developer/Agent Details				
Developer/Agent	Laura Townes c/o Persimmon Homes			
Reference	2011/1804 – Outline, 2015/1681 – RM (phase B1-A), 2017/1104 – RM (phase B1-B), 2018/2500 – RM (phase B2) Allocation HET1 (part)			
Location	Hethersett: North Village			
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase B1-A = 126 dwellings, Phase B1-B = 107 dwellings, Phase B2 = 191 dwellings			
Description of Development	1,196 dwellings with primary school and local services			
Site Progress				
Total Homes Completed at 1st April 2020	Phase B1-A = Site complete, Phase B1-B = 58, Phase B2 = 0 dwellings	Homes Under Construction at 1st April 2020	Phase B1-B = 44 Phase B2 = 0	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	Phase B1-A = 26	Phase B1-A = 46	Phase B1-A = 54 (now complete)	Phase B1-B = 58 Phase B2 = 0
.				
Commentary on Site Progress				
Phase B1-A = complete (126 dwellings), Phase B1-B = 58 units of 107 complete , Phase B2 = (191 dwellings) not yet started				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
Phase B1-B = 48 (phase complete)				
Phase B2 = 23	Phase B2 = 100	Phase B2 = 52 (Phase complete) Phase B3 = 22	Phase B3 = 70	Phase B3 = 70
.				
Commentary on Delivery Forecast				
Phase B2 excludes 16 plots to be acquired by SNDC via the Affordable Housing Option Agreement. 62 plots on Phase B2 under construction as at 12 October 2020. Phase B3 Reserved Matters submission H1 2021; first completions Q4 2022.				
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.				
and,				
that to the best of my knowledge the information included within this Site Assessment form is accurate.				

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

Site & Developer/Agent Details			
Developer/Agent	Hannah Smith, Lanpro Services		
Reference	2017/2843 & 2019/2485		
Location	Little Melton: South of School Lane		
Planning Status	Outline Permission with Reserved Matters Submitted		
Description of Development	30 dwellings and associated works		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
<i>Site allowed on appeal, January 2019. Reserved Matters application approved in March 2020 for appearance, landscaping, layout and scale for the erection of 30 dwellings and associated works following outline permission 2017/2843</i>			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
	30		
.			
Commentary on Delivery Forecast			
<i>As noted above, RM application approved. Applications to discharge planning conditions on the outline approval are imminent.</i>			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: South Norfolk Council		Developer/Agent: Lanpro	
Print Name: Daisy Sutcliffe		Print Name: Ian Douglass	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Planning	
Date: 21 st August 2020		Date: 1 / 9 / 2020	

Site & Developer/Agent Details			
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd		
Reference	Allocation LNGS1 (part)		
Location	Long Stratton: North west of the village		
Planning Status	Allocated site with hybrid application under consideration		
Description of Development	600 dwellings, link road and employment land		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
2018/0112/O – Outline permission (pending consideration)			
.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
0	0	0	30
.			
Commentary on Delivery Forecast			
.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Norfolk Homes	
Print Name: Daisy Sutcliffe		Print Name: Craig Lockwood	
Job Title: Spatial Planning Monitoring Officer		Job Title: Land & Planning Manager	
Date: 21st August 2020		Date: 08.09.20	

Site & Developer/Agent Details			
Developer/Agent	Chris Webber c/o Barratt/David Wilson Homes		
Reference	Phase 1 - 2014/0732 & Phase 2 - 2016/2388 Allocation POR1		
Location	Poringland: Heath Farm		
Planning Status	Detailed Permission		
Description of Development	270 dwellings (150 under Phase 1 - 2014/0732 & 120 under Phase 2 - 2016/2388)		
Site Progress			
Total Homes Completed at 1st April 2020	Phase 1 = 150 (complete) Phase 2 = 76	Homes Under Construction at 1st April 2020	15
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
Phase 1 - 3	Phase 1 - 76	Phase 1 - 63 Phase 2 - 2	Phase 1 – 8 Phase 2 - 36
			Phase 1 –Site complete Phase 2 - 38
.			
Commentary on Site Progress			
Site has progressed well aside from the dip in build out rates as a result of Covid-19			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
15	29	-	-
.			
Commentary on Delivery Forecast			
Delivery is on course with a projected site finish by June 2022 of all 120 dwellings			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Barratt David Wilson Homes	
Print Name: Daisy Sutcliffe		Print Name: Chris Webber	
Job Title: Spatial Planning Monitoring Officer		Job Title: Planner	
Date: 21st August 2020		Date: 29.08.2020	

Site & Developer/Agent Details			
Developer/Agent	Spencer Burrell (on behalf of Big Sky Developments)		
Reference	2019/2209 & Allocation POR6 (part)		
Location	Poringland, Land North of Shotesham Road		
Planning Status	Allocated site (part) & full permission pending decision		
Description of Development	15no. dwellings and office accommodation, with associated access, parking and play space provision		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
0	0	0	0
.			
Commentary on Site Progress			
2019/2209/F – pending decision			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
	15		
.			
Commentary on Delivery Forecast			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Big Sky Developments	
Print Name: Daisy Sutcliffe		Print Name: Spencer Burrell	
Job Title: Spatial Planning Monitoring Officer		Job Title: Development Director	
Date: 21st August 2020		Date: 28 September 2020	

Site & Developer/Agent Details					
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd				
Reference	2010/1332 Allocation POR4 (part)				
Location	Poringland, West of The Street/South of Stoke Road				
Planning Status	Detailed Permission				
Description of Development	232 dwellings				
Site Progress					
Total Homes Completed at 1 st April 2020	202	Homes Under Construction at 1 st April 2020	30		
Number of Homes Completed by Year					
.					
	2015/16	2016/17	2017/18	2018/19	2019/20
	9	41	26	13	15
.					
Commentary on Site Progress					
13 completed in 13/14 42 completed in 14/15					
Delivery Forecast					
.					
	2020/21	2021/22	2022/23	2023/24	2024/25
	25	5	-	-	-
.					
Commentary on Delivery Forecast					
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.					
Local Authority:			Developer/Agent: Norfolk Homes		
Print Name: Daisy Sutcliffe			Print Name: Craig Lockwood		
Job Title: Spatial Planning Monitoring Officer			Job Title: Land & Planning Manager		
Date: 21 st August 2020			Date: 08.09.20		

Site & Developer/Agent Details			
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd		
Reference	2014/0319 Allocation POR6 (part)		
Location	Poringland, West of The Street/ North of Shotesham Road		
Planning Status	Detailed Permission		
Description of Development	221 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	76	Homes Under Construction at 1 st April 2020	15
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
13	27	36	0
2019/20			
0			
.			
Commentary on Site Progress			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
5	25	25	25
2024/25			
25			
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Norfolk Homes	
Print Name: Daisy Sutcliffe		Print Name: Craig Lockwood	
Job Title: Spatial Planning Monitoring Officer		Job Title: Land & Planning Manager	
Date: 21 st August 2020		Date: 08.09.20	

Site & Developer/Agent Details			
Developer/Agent	Neil Binks c/o Orchard Developments		
Reference	2015/2491 & 2018/0598 Allocation PUL1		
Location	Pulham Market: Sycamore Farm		
Planning Status	Full Permission		
Description of Development	Erection of 10 new dwellings and garages		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	10
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
2019/20			
0			
Commentary on Site Progress			
Site well under construction.			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
9	1	-	-
2024/25			
-			
Commentary on Delivery Forecast			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:	Developer/Agent:		
Print Name: Daisy Sutcliffe	Print Name: C.T. BINKS		
Job Title: Spatial Planning Monitoring Officer	Job Title: M.D.		
Date: 21 st August 2020	Date: 28/8/20		

Site & Developer/Agent Details			
Developer/Agent	Rachel Rackham c/o Rackhams Builders		
Reference	Allocation DIS3		
Location	Roydon: Land off Denmark Lane		
Planning Status	Allocated Site		
Description of Development	42 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
Commentary on Site Progress <i>We are working on a planning application and intend to submit this within 6-12 months, with start on site shortly after, we would suggest 30 units a year feasible.</i>			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
-		30	12
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Date: 21 st August 2020		Developer/Agent: Rackhams Print Name: Rachel Rackham Job Title: Director Date: 4/9/20	

Site & Developer/Agent Details			
Developer/Agent	Max Wiseman c/o Broadleaf Developments		
Reference	2016/0165/O & 2019/0956/D		
Location	Scole: West of Norwich Road		
Planning Status	Detailed Permission		
Description of Development	18 dwellings, access road and open space wildlife area.		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
-	18	-	-
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Date: 21 st August 2020		Developer/Agent: Print Name: Colin Davison Job Title: Business Manager Date: 28 Sept 20	

Site & Developer/Agent Details			
Developer/Agent	Martin Last c/o Last & Tricker Partnership		
Reference	SCO1		
Location	Scole: Old Norwich Road		
Planning Status	Allocated Site		
Description of Development	33 dwellings 25		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
2019/20			
-			
Commentary on Site Progress			
It is anticipated that a detailed planning application will be submitted Nov. 2020 Approx			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
- 10	- 15	-	-
2024/25			
-			
Commentary on Delivery Forecast			
Commencement on site anticipated to be Spring 2021.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: MARTIN LAST	
Job Title: Spatial Planning Monitoring Officer		Job Title: AGENT	
Date: 21 st August 2020		Date: 5/9/2020.	

Site & Developer/Agent Details

Developer/Agent James Alston c/o J. Alston & Sons Ltd/Glenacre
Reference 2014/2472 & 2016/2424 SPO1 (part)
Location Spooner Row, Chapel Lane/Bunwell Road
Planning Status Full Permission
Description of Development 25 dwellings at Bunwell Rd, 14 Dwellings at Chapel Road

Site Progress

Total Homes ~~16~~ dwellings **Homes Under** 0
Completed at 1st April 2020 14 **Construction at 1st April 2020**
Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	8	8 0	2 6

Commentary on Site Progress

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
- 0	- 0	- 15	- 5	- 5

Commentary on Delivery Forecast

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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:

Developer/Agent: J. ALSTON & SONS LTD

Print Name: Daisy Sutcliffe

Print Name: JAMES ALSTON

Job Title: Spatial Planning Monitoring Officer

Job Title: DIRECTOR

Date: 21st August 2020

Date: 07/09/2020

Site & Developer/Agent Details	
Developer/Agent	Simon Bryan c/o Hopkins Homes
Reference	2016/2153 Allocation STO1 (part)
Location	Stoke Holy Cross: South of Long Lane
Planning Status	Detailed permission
Description of Development	Proposed erection of 53 dwellings

Site Progress	
Total Homes Completed at 1 st April 2020	48 53
Homes Under Construction at 1 st April 2020	0

Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	9	34	6 10

Commentary on Site Progress
Site under construction.

Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
-	-	-	-	-

Commentary on Delivery Forecast

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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.	

Local Authority:	Developer/Agent: HOPKINS HOMES
Print Name: Daisy Sutcliffe	Print Name: SIMON BRYAN
Job Title: Spatial Planning Monitoring Officer	Job Title: GROUP DEVELOPMENT DIRECTOR
Date: 21 st August 2020	Date: 9/9/20

Site & Developer/Agent Details					
Developer/Agent	Jack Pointer c/o Norfolk Homes				
Reference	2014/0981 Allocation TROW1 (part)				
Location	Trowse: Devon Way/Hudson Avenue				
Planning Status	Outline permission, reserved matters pending consideration				
Description of Development	75 dwellings and part of primary school site				
Site Progress					
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0		
Number of Homes Completed by Year					
.					
	2015/16	2016/17	2017/18	2018/19	2019/20
	-	-	-	-	-
.					
Commentary on Site Progress					
Following applications submitted: 2017/2670/D – RM (pending consideration) for construction of 75 dwellings with associated accesses, parking, infrastructure, open space and land set aside for future primary school use following outline consent 2014/0981					
Delivery Forecast					
.					
	2020/21	2021/22	2022/23	2023/24	2024/25
	-	-	13	25	25
.					
Commentary on Delivery Forecast					
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.					
Local Authority:			Developer/Agent: Norfolk Homes		
Print Name: Daisy Sutcliffe			Print Name: Craig Lockwood		
Job Title: Spatial Planning Monitoring Officer			Job Title: Land & Planning Manager		
Date: 21st August 2020			Date: 08.09.20		

Site & Developer/Agent Details			
Developer/Agent	James Nicholls c/o Norfolk Homes Ltd		
Reference	2016/0803 & 2016/0805 Allocation TROW1 (part)		
Location	Trowse: White Horse Lane		
Planning Status	Detailed Permission		
Description of Development	98 dwellings and new primary school site (part)		
Site Progress			
Total Homes Completed at 1 st April 2020	24	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
			24
.			
Commentary on Site Progress			
Ahead of delivery target so far.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
25	25	24	-
			-
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: Norfolk Homes	
Print Name: Daisy Sutcliffe		Print Name: Craig Lockwood	
Job Title: Spatial Planning Monitoring Officer		Job Title: Land & Planning Manager	
Date: 21 st August 2020		Date: 08.09.20	

Site & Developer/Agent Details				
Developer/Agent	Julian Wells c/o FW Properties			
Reference	W001			
Location	Woodton: Rear of Georges House			
Planning Status	Allocation			
Description of Development	20 dwellings 23			
Site Progress				
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0	
Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
Commentary on Site Progress Planning application was submitted to South Norfolk on 14 August 2020. Subject to achieving consent, we are aiming to be on site with these proposals during the Quarter 2 in 2021.				
Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
-	-	23	-	-
Commentary on Delivery Forecast Subject to my comment above and being on site in Quarter 2 in 2021 then we will build out all 23 units in one principle phase with completion in Quarter 4 in 2022.				
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. - and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.				
Local Authority:	South Norfolk		Developer/Agent:	FW PROPERTIES
Print Name:	Daisy Sutcliffe		Print Name:	JULIAN WELLS
Job Title:	Spatial Planning Monitoring Officer		Job Title:	DIRECTOR
Date:	21 st August 2020		Date:	24 AUGUST 2020

Site & Developer/Agent Details			
Developer/Agent	Jordan Last c/o Taylor Wimpey		
Reference	Phase 1 - 2015/1649, Phase 2 - 2016/2586 WYM3 (part)		
Location	Wymondham: South, Silfield Road		
Planning Status	Detailed permission		
Description of Development	Phase 1 - 129 dwellings Phase 2 - 121 dwellings		
Site Progress			
Total Homes Completed at 1st April 2020	Phase 1 = 129 dwellings Phase 2 = 19 dwellings	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	Phase 1 - 8	Phase 1 – 32	Phase 1 – 58
			Phase 1 – 31 Phase 2 = 19
.			
Commentary on Site Progress			
Phase 1 completed in 2019/20. Phase 2 now commenced.			
Delivery Forecast			
.			
2020	2021	2022	2023/24
35	48	19	
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Jordan Last	
Job Title: Spatial Planning Monitoring Officer		Job Title: Senior Planner	
Date: 2nd November 2020		Date: 2nd November 2020	

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	Phase 1 – 2014/1969 & Phase 2 - 2015/1405		
Location	Wymondham: Carpenters Barn		
Planning Status	Detailed permission		
Description of Development	Phase 1 = 217 dwellings Phase 2 - 133 dwellings		
Site Progress			
Total Homes Completed at 1st April 2020	Phase 1 = 217 dwellings (all complete) Phase 2 = 79	Homes Under Construction at 1st April 2020	54
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	Phase 1 = 77	Phase 1 = 91	Phase 1 = 49 (site complete) Phase 2 = 9
.			
Commentary on Site Progress			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
52	4 (site complete)	-	-
.			
Commentary on Delivery Forecast			
The forecast includes an additional 2 units (plots 1 and 318) from Phase 1 Becketts Grove (2007/2703/O; 2011/0374/D) that were not constructed at the 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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Laura Townes	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Land & Planning	
Date: 21st August 2020		Date: 21 October 2020	

Site & Developer/Agent Details			
Developer/Agent	Geoff Armstrong c/o Armstrong Rigg Planning		
Reference	2016/2668 Allocation WYM2		
Location	Wymondham: Former Sale Ground, Cemetery Lane		
Planning Status	Outline Permission		
Description of Development	Allocated for 64 dwellings and commercial use, outline permission does not specify numbers, but supporting evidence is based on 61 dwellings only		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Reserved matters application for 58 dwellings (Ref: 2020/1439) registered 10/08/2020.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
		20	20
			18
.			
Commentary on Delivery Forecast			
Forecast allows 6 months for the grant of reserved matters consent and 1 year between RM approval and the first delivery on site. The viability of this delivery is dependent on RM consent being granted for 0% affordable housing.			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Geoff Armstrong	
Job Title: Spatial Planning Monitoring Officer		Job Title: Director, Armstrong Rigg Planning	
Date: 21st August 2020		Date: 07/09/2020	

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2019/0536		
Location	Wymondham: Elm Farm, Norwich Common		
Planning Status	Detailed Permission		
Description of Development	300 dwellings at Norwich Common		
Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Construction commenced in March 2020. 51 homes under construction at 12 October 2020.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
35	100	100	65
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Laura Townes	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Land & Planning	
Date: 21 st August 2020		Date: 21 October 2020	

Site & Developer/Agent Details			
Developer/Agent	Sam Sinclair c/o Lovell Construction		
Reference	2014/2495/O, 2018/2758/D & 2019/1804/D (PCO)		
Location	Wymondham: London Road/Suton Lane		
Planning Status	Outline Permission & some detailed permission		
Description of Development	335 dwellings, neighbourhood centre and cemetery		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	15
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
2019/1804/D – Reserved matters (pending consideration) for 246 dwellings			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
	20	40	40
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Sam Sinclair	
Job Title: Spatial Planning Monitoring Officer		Job Title: Regional Technical Manager	
Date: 21st August 2020		Date: 05/09/2020	

Site & Developer/Agent Details			
Developer/Agent	Simon Bryan c/o Hopkins Homes		
Reference	2015/2168 WYM3 (part)		
Location	Wymondham: South, Rightup Lane		
Planning Status	Detailed permission		
Description of Development	153 dwellings		
Site Progress			
Total Homes Completed at 1 st April 2020	74 dwellings 90	Homes Under Construction at 1 st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	4	46
			24 40
2019/20			
Commentary on Site Progress			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
20	24	19	
			2024/25
Commentary on Delivery Forecast			
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.			
and,			
that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent: HOPKINS HOMES	
Print Name: Daisy Sutcliffe		Print Name: SIMON BRYAN	
Job Title: Spatial Planning Monitoring Officer		Job Title: GROUP DEVELOPMENT DIRECTOR	
Date: 21 st August 2020		Date: 9/9/20	

Site & Developer/Agent Details			
Developer/Agent	Laura Townes c/o Persimmon Homes		
Reference	2014/2042		
Location	Wymondham: Spinks Lane/Norwich Road		
Planning Status	Detailed permission		
Description of Development	259 dwellings		
Site Progress			
Total Homes Completed at 1st April 2020	243	Homes Under Construction at 1st April 2020	16
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	33	59	75
.			
Commentary on Site Progress			
The last plot was completed in June 2020.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
16 (site complete)			
.			
Commentary on Delivery Forecast			
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. and, - that to the best of my knowledge the information included within this Site Assessment form is accurate.			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: Laura Townes	
Job Title: Spatial Planning Monitoring Officer		Job Title: Head of Land & Planning	
Date: 21st August 2020		Date: 21 October 2020	

Greater Norwich Area Housing Land Supply Assessment at 1st April 2020

Officer Comments and Clarifications

Broadland Sites

Site & Developer/Agent Details	
Reference	20170196
Location	Former David Rice Hospital Site, Drayton High Road
Planning Status	Outline
Description of Development	Erection of 29 Dwellings & Associated Access (Including 10 Affordable Dwellings) (Outline) (Revised Proposal)
Officer Comments on Deliverability	
A Reserved Matters Application (20201729) has been submitted for 12 dwellings, as has a S.73 application to vary conditions in respect of a revised layout (20201990). This indicates clear progress towards delivery of the site. The Architect for the site has indicated in correspondence with the Council that further application will be submitted in due course with the landowners intention being that development will be begun within 2021. For a site of this modest size, this illustrates clear evidence of housing completions within 5 years.	

Site & Developer/Agent Details	
Reference	20180963
Location	Old Station Yard, Cawston Road / Stoney Lane
Planning Status	Full
Description of Development	Erection of Food Retail Store (A1 Use), Offices (B1a Use), 60 No Bedroom Care Home (C2 Use), 20 No Assisted Flats (C2 Use), 15 No Assisted Bungalows (C2 Use) Assembly Room/Club House (C2 Use) & Associated Car Parking, Service Yards, Access Roads, Drainage Works & Landscaping
Officer Comments on Deliverability	
Detailed permission exists for the development and details for the discharge of conditions has already been begun. Whilst the scheme includes some assisted living bungalows, using a multiplier of 8:1 for communal accommodation across the whole development would indicate an equivalent dwelling contribution of 14 units.	

Site & Developer/Agent Details	
Reference	20190016
Location	Land East of Pound Lane
Planning Status	Full
Description of Development	Demolition of Existing Dwellings and Erection of Care Village (all Use Class C2), Comprising of a 80-bed Care Home, 19 Assisted Living Bungalows, Associated Outbuildings and 1 New Vehicular Access
Officer Comments on Deliverability	
Detailed permission exists for the development and details for the discharge of conditions has already been begun. Whilst the scheme includes some assisted living bungalows, using a multiplier of 8:1 for communal accommodation across the whole development would indicate an equivalent dwelling contribution of 15 units.	

Site & Developer/Agent Details	
Reference	20121516 & 20161058
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
Planning Status	Outline
Description of Development	The Development of Land North of Sprowston and Old Catton to Provide Up To 3,520 Dwellings; Up To 16,800 Square Metres of Employment Space; Up To 8,800 Square Metres of Space For Shops, Services, Cafes, Restaurants and Drinking Establishments; Up To 1,000 Square Metres of Hotel Accommodation; Two Primary Schools; Up To 2,000 Square Metres of Community Space Including A Health Centre, Library and Community Halls; An Energy Centre; Cycle and Vehicle Parking For Residents, Visitors and Staff; Landscaping and Public Open Space for Amenity, Recreation and Food-Growing; Ecological Mitigation and Enhancement; Utilities and Sustainable Urban Drainage Infrastructure; And Pedestrian, Cycle and Vehicular Accesses (Outline)
Officer Comments on Deliverability	
The Head of Planning for the site promoter has signed a Joint Delivery Statement, which is provided along with the 5 year land supply statement. The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This allows for a longer period to issue the permission for the current strategic infrastructure reserve matters permission and future reserve matters applications from developer.	

Site & Developer/Agent Details	
Reference	20190485
Location	Phase 2 Land South of Salhouse Road
Planning Status	Reserve Matters Permission
Description of Development	Reserved Matters Application for Details of Appearance, Layout, Landscaping and Scale of 365 dwellings following Outline Planning Permission 20170104 including details reserved by conditions 6 (Construction Parking), 7 (Construction Traffic Management Plan), 9 (Wheel Cleaning), 22 (Surface Water Drainage), 24 (Materials Management Plan - Minerals) and 29 (Contamination) (EIA Application)
Officer Comments on Deliverability	
The site has reserve matters permission, which includes applications for the discharge of conditions. Further conditions have, or are, being discharged under applications 20201066, 20201059. An updated delivery forecast has not been provided by the housebuilder to inform this year's statement, the Council has therefore based its forecast on the information provided by the housebuilder to support last year's statement but has pushed the start date back 1 year to reflect the fact that a start has not yet been made on site.	

Site & Developer/Agent Details	
Reference	GT16
Location	North Rackheath
Planning Status	Allocation
Description of Development	An area of 293ha is identified in Policy GT16 of the Growth Triangle AAP, 160ha of the Rackheath site shall be developed for mixed use, including at least 25ha of land for employment and the provision of necessary services and facilities and infrastructure. Approximately 3,000 new homes are expected to be delivered.
Officer Comments on Deliverability	
The planning agent for the landowner's agents has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement. The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This reflects that at the time of writing a contract with a housebuilder remained in the process of being finalised and allows for a longer period to for the preparation and approval of planning applications and for development to be begun on site. The prompt finalisation of a contract with housebuilder may enable a quicker timescale.	

Norwich Sites

Site Details	
Reference	18/01315/F
Location	Barn Road Car Park
Planning Status	Under Construction
Description of Development	Construction of 302 student bedroom courtyard development above a car park of 128 spaces and associated landscaping.
Officer Comments on Deliverability	
The development comprises of 189 ensuite rooms and 113 individual studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 179 homes. This development was complete and two thirds occupied in September 2020.	

Site & Developer/Agent Details	
Reference	18/01524/F
Location	Duke Street, Mary Chapman Court
Planning Status	Under Construction
Description of Development	Demolition of student accommodation block, erection of new build academic and residential accommodation for Norwich University of the Arts, including works to riverside walk and other associated external works.
Officer Comments on Deliverability	
The development comprises 100 ensuite rooms. At a ratio of 2.85:1 this is equivalent to 35 homes, however taking account of the loss of previous student accommodation this results in a net loss of 7 homes. This development is currently under construction.	

Site & Developer/Agent Details	
Reference	18/00437/F & 19/01405/MA
Location	Queens Road and Surrey Street (land adjacent to Sentinel House)
Planning Status	Full Permission
Description of Development	Redevelopment of site to provide 252 student bedroom development with associated access and landscaping.
Officer Comments on Deliverability	
The development comprises 217 ensuite rooms, 6 accessible ensuite rooms, 25 studios and 4 accessible studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 107 homes. The site has full consent and several detailed applications have been submitted and approved in 2020. This is considered to be clear evidence that there is a realistic prospect of the development being delivered within 5 years.	

Site & Developer/Agent Details	
Reference	17/01391/F & 20/00146/NMA
Location	St Crispins House
Planning Status	Full Permission
Description of Development	Change of Use application in respect of the conversion and extension of an existing 3, 4 and 5 storey office building (B1 use class) to student accommodation (sui generis use class) containing 686 student bed spaces and communal accommodation at ground floor level, to include common room facilities and a gymnasium. Associated external works.
Officer Comments on Deliverability	
The development comprises 431 ensuite rooms and 255 studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 406 homes.	

Site & Developer/Agent Details	
Reference	18/01552/F
Location	Premier Inn, Duke Street
Planning Status	Full Permission
Description of Development	Redevelopment of car park site to provide student accommodation (revised proposal).
Officer Comments on Deliverability	
The development comprises 125 ensuite rooms and 14 studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 58 homes.	

Site & Developer/Agent Details	
Reference	17/01762/F
Location	112 St Mildreds Road
Planning Status	Under construction.
Description of Development	Change of use and extensions to provide 34 No. bedroom student accommodation block.
Officer Comments on Deliverability	
The development comprises 34 ensuite rooms. At a ratio of 2.85:1 this is equivalent to 12 homes. This development is under construction.	

Site & Developer/Agent Details	
Reference	15/01256/PDD, 18/00830/PDD, 17/01482/F
Location	St Peters House, 23 Cattle Market Street
Planning Status	Under construction
Description of Development	Conversion of offices (Class B1) to 53 residential units (Class C3). AND Construction of two additional floors to rear of building to create 3 no. one bed flats and 5 no. two bed flats.
Officer Comments on Deliverability	
Several prior approval permissions and a full planning consent have been granted for this site for a total of 61 units. In April 2018 the interior of the office premises had been stripped out to make way for conversion and in 2020 scaffolding was still erected around the site Observation of works on site is considered to be clear evidence of progress that indicates that there is a realistic prospect of homes being delivered within 5 years.	

Site & Developer/Agent Details	
Reference	16/00699/F
Location	36-42 Duke Street
Planning Status	Under construction/complete
Description of Development	Demolition of existing showroom and construction of 37 No. apartments.
Officer Comments on Deliverability	
Physical construction of the development was complete during 2020. However, due to non-compliance with several conditions the dwellings were not recorded as lawfully complete and could not be occupied. The developer was actively working with the Development Management team to resolve these issues, therefore this was considered to be clear evidence that there was a realistic prospect of homes being delivered within 5 years. Subsequently, all conditions have now been discharged and the delivery of the 37 units will be recorded in the 2020-21 period.	

Site & Developer/Agent Details	
Reference	R42 18/00265/F 19/00911/F
Location	Bluebell Road, Bartram Mowers site
Planning Status	Full permission (part) and Allocation (part)
Description of Development	Demolition of existing buildings and erection of 32 bungalows, 18 apartments, a residents pavillion, access and ancillary development.
Officer Comments on Deliverability	
Part of this allocated site has already been developed. Application 19/00911/F for 32 bungalows and 18 apartments was submitted during 2020 as phase 2 of the development. This application was approved in January 2021. There remains part of the site without permission but still allocated. The 50 units from 19/00911/F are considered to have clear evidence of delivery within 5 years given that full permission was granted in 2021.	

Site & Developer/Agent Details	
Reference	04/00605/F & 16/01893/VC
Location	St Annes Wharf, King Street
Planning Status	Under construction
Description of Development	The demolition of existing buildings and redevelopment of the following mixes; 437 residential units, 2128 sq m of A1, A2, A3 and D2 uses (max.2000 sq m A1), provision of 305 car parking spaces, riverside walkway, public open space and hard and soft landscaping, including bridge over river.
Officer Comments on Deliverability	
This site is under construction with 275 units having been delivered to date, with the remaining 189 under construction.	

Site & Developer/Agent Details	
Reference	R18 18/01772/F
Location	28 Mousehold Lane (former Start-Rite factory)
Planning Status	Full permission
Description of Development	Erection of a 79 bed Residential Care Home and 42 Supported Living Apartments (Class C2) with associated works.
Officer Comments on Deliverability	
This site has full planning permission. Subsequent to this, several amendment and discharge of conditions applications have been submitted and approved. One amendment application was to vary the phasing of the development to allow the care home element to be constructed prior to the supported living apartments. The submission of detailed planning applications is considered to be clear evidence of progress that indicates there is a realistic prospect of homes being delivered within 5 years.	

Site & Developer/Agent Details	
Reference	R19 19/00971/F
Location	Land North side of Windmill Road
Planning Status	Full permission
Description of Development	Erection of 17 dwellings.
Officer Comments on Deliverability	
This site has full permission and all pre-commencement condition have now been discharged. This is considered to be clear evidence that there is a realistic prospect of homes being delivered within 5 years.	

Site & Developer/Agent Details	
Reference	18/00917/O 19/01031/RM
Location	Constitution Motors, Constitution Hill
Planning Status	Full permission
Description of Development	Erection of up to 12 dwellings.
Officer Comments on Deliverability	
The site had outline consent at the base date. Subsequent reserved matters and detailed planning applications were submitted showing clear evidence that there is a realistic prospect of homes being delivered in 5 years. The joint delivery statement provided by the developer suggested delivery of all units would be completed in 2020/21. A more conservative delivery timescale was used in the 5 year land supply statement compared with the joint delivery statement to take account of the fact that construction had not started and further detailed planning matters need to be resolved.	

South Norfolk Sites

Site & Developer/Agent Details	
Reference	BRA1
Location	Norwich Road, Bracon Ash
Planning Status	Allocation
Description of Development	Residential development of approximately 20 homes.
Officer Comments on Deliverability	
The site is being brought forward by developer FW Properties. FW Properties have confirmed to the Council that they are working with the landowner of the allocated site BRA1 and are aiming to submit the detailed planning application to South Norfolk by the end of the year with the intention of commencing this development in 2021. This is considered to be clear evidence of progress and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.	

Site & Developer/Agent Details	
Reference	2008/2347,
Location	Roundhouse Park, Cringleford
Planning Status	Outline (Lapsed). Detailed applications under consideration.
Description of Development	Construction of 32 dwellings, associated infrastructure, landscape, play area and public open space (Revised) & New build construction of 16 apartments and 2 houses, associated parking and landscape
Officer Comments on Deliverability	
The site was previously allocated in the South Norfolk Local Plan, and had outline consent for 999 units, the remainder of which have all been completed. Detailed applications are under consideration for 32 homes (2019/2227) and 18 homes (2018/0281) on the last two remaining parcels. A housebuilder is in control of the site and discussions on the application are now at an advanced stage. This illustrates clear evidence of progress on the site and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.	

Site & Developer/Agent Details	
Reference	2018/0121
Location	Tunney's Lane Field, Ditchingham
Planning Status	Outline
Description of Development	Construction of 27 dwellings and garages with access
Officer Comments on Deliverability	
Full application for 27 dwellings (Reference 2019/1925) submitted by Badger Builders. The submission of a full application on behalf of a housebuilder is considered to be clear evidence of progress and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.	

Site & Developer/Agent Details	
Reference	EAS1 (part)
Location	Land S & E of Easton
Planning Status	Allocation
Description of Development	Residential development of 64 dwellings, together with associated open space, highway and landscaping works.
Officer Comments on Deliverability	
A full planning application (2019/1251) was submitted on behalf of Orbit Homes and approved in February 2021. The submission and approval of a full application on behalf of a housebuilder is considered to be clear evidence of progress and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.	

Site & Developer/Agent Details	
Reference	2018/1934
Location	Land at Yarmouth Road/west of Hales Hospital
Planning Status	Outline
Description of Development	Outline application for 20 dwellings (including 6 affordable units) with access, associated infrastructure and public open space.
Officer Comments on Deliverability	
The architect for the site has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement and confirms the intention to deliver the site within 5 years. The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This allows further time for the submission of reserve matters, discharge of conditions and for development to be begun.	

Site & Developer/Agent Details	
Reference	HAR4
Location	Spirkett's Lane/Limes Close, Harleston
Planning Status	Allocation
Description of Development	95 dwellings
Officer Comments on Deliverability	
The agent for the site has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement. This confirms progress has been made with site assessment work in relation to drainage and that the site will be marketed in 2021, with a sale to a developer expected thereafter. The Council has taken a more cautious approach to forecasting development than proposed by the agent, allowing greater time for the sale to be agreed, the submission and approval of planning applications and for development to be begun.	

Site & Developer/Agent Details	
Reference	2011/0476/O
Location	West of The Street/North of Shotesham Road
Planning Status	Outline
Description of Development	Erection of 15no. dwellings and office accommodation, with associated access, parking and play space provision
Officer Comments on Deliverability	
This site represents an uplift on previous outline and allocated site POR6. Detailed permission has now been secured under application 2019/2209 by Big Sky Developments. A further application for the discharge of conditions has been submitted under application 2020/2459. This is considered to be clear evidence that development will be delivered on site within 5 years.	

Site & Developer/Agent Details	
Reference	SCO1
Location	Old Norwich Road, Scole
Planning Status	Allocation
Description of Development	Development of 25 dwellings
Officer Comments on Deliverability	
The agent for the site has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement. This set out the expectation that a detailed planning application would be submitted in November 2020. This is a clear evidence of progress being made on site. The Council has taken a more cautious approach to forecasting development than proposed by the agent, this reflects the fact that an application is yet to be received and allows for a greater time period for the approval of a planning application and for development to be begun.	

Site & Developer/Agent Details	
Reference	2012/0371
Location	South Wymondham
Planning Status	Outline
Description of Development	Mixed use development of up to 730 dwellings, up to 128 bed care home / homes (in one or two buildings), up to 250 square metres of retail / commercial floor space, a new primary school together with all other associated temporary and permanent infrastructure and green infrastructure, including new access arrangements, sports pitches, allotments and community orchard.
Officer Comments on Deliverability	
This site has already been partially built out under a reserve matters application by Hopkins Homes (2015/2168). 5 further reserve matters applications have now been submitted under references 2020/2434, 2020/2212, 2021/0054, 2021/0125 & 2021/0055. The applications are related to infrastructure and detailed matters for a further 505 homes on behalf of Taylor Wimpey and Vistry (a partnership which includes Bovis Homes), who are currently building out the remaining phases of the adjoining site (outline 2011/0505 for 500 dwellings, which together with 2012/0371 make up the WYM3 Local Plan allocation).	

Based upon forecasts provided by the current developers, the existing phases of development under both 2012/0371 and 2011/0505 are expected to be completed in 2022/23. For the purposes of forecasting delivery over the remainder of this outline permission, average historic completion rates by Taylor Wimpey and Bovis under outline 2011/0505 (shown in the table below) have been projected forwards from 22/23 onwards to maintain the historic average over the whole five year period.

Application Reference	Completions				Developer
	16/17	17/18	18/19	19/20	
2015/1280	10				Bovis
2015/2380	6	14	8	15	Bovis
2017/1760		31	45	14	Bovis
2015/1649	8	32	58	31	Taylor Wimpey
2016/2586				19	Taylor Wimpey
Bovis Average				36	
Taylor Wimpey Average				37	

Site & Developer/Agent Details	
Reference	2014/0779
Location	Former WRFC, Wymondham
Planning Status	Outline
Description of Development	Outline application for up to 90 dwellings at Tuttle Lane, including the demolition of existing Wymondham Rugby Club buildings and sports pitches and closure of existing access; up to 300 residential dwellings at Norwich Common with multiple access points, including the demolition of 63 Norwich Common; a replacement rugby club (use class D1) with sports pitches including an artificial pitch, floodlighting, clubhouse, car parking and accesses including an emergency only access from Melton Road; and associated works...
Officer Comments on Deliverability	
A Reserved Matters application (2019/1788) has been submitted by Saffron Housing for the construction of 90 residential dwellings including demolition of existing Wymondham Rugby Club building and sports pitches. The closure of Tuttle Lane access and creation of a new primary access from Lavender Road and associated works including open space, sustainable drainage systems, landscaping, infrastructure and earthworks. Whilst final issues related to the development need to be resolved, the Council's forecast of delivery incorporates enough time for these to be resolved and the submission of a detailed planning application by a housebuilder is considered to be clear evidence of progress that indicates that there is a realistic prospect of homes will be constructed within 5 years.	

APPENDIX D1 – WINDFALL ASSESSMENT SUMMARY

SOUTH NORFOLK – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	19	15	32	32	25	8	61	50	45	35	322	32
Barn conversions & other agricultural buildings	25	46	37	44	38	15	42	19	30	13	309	31
Conversions shops, offices, schools (including PD)	24	24	15	13	20	4	22	38	14	1	175	18
Other brownfield re-development	41	20	28	13	43	23	1	14	12	8	203	20
Affordable housing exceptions	21	36	33	26	13	21	13	2	0	0	165	17
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	6	13	17	9	0	5	5	15	4	0	74	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc. (<i>pre-14/15 included as other brownfield re-development</i>)							22	11	15	10	58	15
TOTAL	136	154	162	137	139	76	166	149	120	67	1306	131
TOTAL excluding garden plots	117	139	130	105	114	68	105	99	75	32	984	98

BROADLAND – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden Plots	41	29	23	23	22	35	51	39	15	29	307	31
Barn conversions & other agricultural buildings	21	6	14	14	18	15	33	17	4	15	157	16
Conversions shops, offices, schools (including PD)	29	1	4	17	4	12	9	16	8	5	105	11
Brownfield Redevelopment	17	4	13	2	8	3	19	34	4	8	112	11
Affordable Housing exceptions	0	8	12	11	0	24	27	3	0	0	85	9
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	2	4	9	12	7	12	8	4	13	73	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	2	5	4	13	2	7	3	20	2	6	64	6
TOTAL	112	55	74	89	66	103	154	137	37	76	903	90
TOTAL excluding garden plots	71	26	51	66	44	68	103	98	22	47	596	60

NORWICH – Major and Minor Sites												
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	10	1	5	5	5	8	11	6	14	16	81	8
Barn conversions & other agricultural buildings	0	0	0	0	0	0	0	0	0	0	0	0
Conversions shops, offices, schools (including PD)	121	52	12	25	46	23	40	34	210	88	651	65
Brownfield Redevelopment	121	96	81	185	162	76	45	71	117	83	1,037	104
Affordable Housing exceptions	0	0	0	0	0	0	0	0	0	0	0	0
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	3	0	0	0	1	7	1	40	33	87	9
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	11	0	12	10	9	3	3	3	16	10	77	8
TOTAL	265	152	110	225	222	111	106	115	397	230	1,933	193
TOTAL excluding garden plots	255	151	105	220	217	103	95	109	383	214	1,852	185

APPENDIX D2 – LAPSE RATE STUDY SUMMARY

Sites of 9 or fewer	Completed within 5 years	Started but not completed within 5 years	Lapsed or renewed/replaced	Notes
Broadland	77.0%	1.5%	21.5%	Sample: 478 units permitted 1 April 2011 to 31 March 2015
Norwich	73.3%	4.9%	21.7%	Sample: 469 units permitted 1 April 2007 to 31 March 2012
South Norfolk	73.6%	10.7%	15.7%	Sample: 610 units permitted 1 April 2012 to 31 March 2016

The above analysis indicates that on average sites of 9 or fewer are not completed within 5 years in 23% of cases in Broadland, 26.6% in Norwich and 26.4% in South Norfolk.

To account for this the delivery forecast of sites of 9 or fewer has been discounted by 27%, which represents the highest end of the range.