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:

	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
Тс	otal Local Housing Ne	eed for Greater Nor	wich	2,008

Table 1 Summary of LHN Calculation

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.

- ² Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017
- ³ Paragraph: 031 Reference ID: 68-031-20190722

¹ Paragraph 005 Reference ID:68-006-20190722

- 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 selfcontained 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 Framework"⁹.

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 significant impacted by the economic climate. The overall total is it 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 planmaking 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 A	pril 2020
rabio i	oroutor	11011011	011(1120,		pm 2020

Greater Norwich 5 Year Housing Land Sup	ply Assessment	1 st April 2020						
LHN Annual Requirement	2,008							
Requirement 1 April 2020 to 31 Mare	ch 2025	10,040						
Adjustment for Shortfall/Surplu	n/a							
Plus NPPF HDT Buffer at 5%	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	Shortfall/Surplus of Supply 12,998 – 10,542							
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 A	ssessment

Broadland 5 Year Housing Land Supply	Assessment	1 st April 2020
LHN Annual Requirement		517
Requirement 1 April 2018 to 31 March	h 2023	2,584
Adjustment for Shortfall/Surplus	n/a	
Plus NPPF HDT Buffer at 5%	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

Norwich 5 Year Housing Land Supply A	1 st April 2020	
LHN Annual Requirement	598	
Requirement 1 April 2018 to 31 Marc	2,990	
Adjustment for Shortfall/Surplu	n/a	
Plus NPPF HDT Buffer at 5%	2,990 x 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 A2 – Norwich Area 5 Year Land Supply Assessment

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply	y Assessment	1 st April 2020				
LHN Annual Requirement	893					
Requirement 1 April 2018 to 31 Marcl	h 2023	4,466				
Adjustment for Shortfall/Surplus	n/a					
Plus NPPF HDT Buffer at 5%	4,466 x 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	Shortfall/Surplus of Supply 5,282 – 4,689					
Supply in Years	5,282 / 938	5.63				

APPENDIX B1 – BROADLAND SITES FORECAST

Parish	Address	Ref	Арр Туре	Net Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
						20	34	34	34	18	
Acle	Land north of Norwich Road	20172189	Outline	140							
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		12		12					
Brundall	Land at Yarmouth Road	20161483		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	
		0012									
Drayton	Land Adj. Hall Lane, School Road	20161066	Outline	250			40	48	48	48	66
Drayton	Land East of School Road	DRA2	Allocation	20			10	10	10	10	
Drayton		BIULE		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	Land at Little Plumstead Hospital West, Hospital	20171000									
Plumstead	Road	20171008		11	11						
Hellesdon	Royal Norwich Golf Club, Drayton High Road	20151170 20171514	Outline (Part) Full (Part)	962	53	17					892
	Land at Hospital Grounds, southwest of Drayton										
Hellesdon	Road	HEL1		300							300
Horsford	Land to the East of Holt Road	20161770		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		20102043		ŨŎ	5	50	55				
Burlingham	Former Lingwood First School, Chapel Road	20190278	Outline	23		23					
Postwick with		0									
Witton	Oaks Lane, Postwick	20171116	Full	12	4	8					
Reedham	Land at Station Road, Reedham, Norwich	20151061		7	7						
Reepham	New Road, Reepham	871709	Full	9							
Reepham	Old Station Yard, Cawston Road / Stoney Lane	20180963		14			14				1

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						
onaningcon		20101100			Ŭ						
Taverham	Land off Beech Avenue, Taverham	20191065	Reserved Matters	93	20	44	29				
Thorpe St.	Oasis Sport and Leisure Centre / Land East of	20101000			20						
Andrew	Pound Lane	20190016	Full	15			15				
Thorpe St.		20150010		15		<u></u>	15				
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								10	9		
Triangle	Land South of Moorsticks, Buxton Road	20152035	Outline	19							
x.Growth						_					
Triangle	Land East of Buxton Road	20141725	Outline	225	-	5	34	55	55	55	21
x.Growth	Deceter Devic	20121516	Quitting	2 5 2 0			25	125	150	150	2.045
Triangle x.Growth	Beeston Park	20121516	Outline	3,520	_		25	125	150	150	3,045
Triangle	Phase 4, Blue Boar Lane	20142051	Full	41	25	16					
x.Growth		20142051		71							
Triangle	Phase 1a - Part 2, Land at Blue Boar Lane	20130224	Reserved Matters								
x.Growth	,			_							
Triangle	HH3 & HH4, Land at Blue Boar Lane	20160751	Reserved Matters								
x.Growth				375	150	92	47	4	28	26	
Triangle	Parcel P4, Land at Blue Boar Lane	20160911	Reserved Matters	575	150	52	77		20	20	
x.Growth											
Triangle	Parcel P3, Land at Blue Boar Lane	20160912	Reserved Matters	_							
x.Growth	Demode TM/2.8 TM/4 Land at Dive Deem Lane	2010020	Deserved Matters								
Triangle	Parcels TW3 & TW4, Land at Blue Boar Lane	20160930	Reserved Matters								
x.Growth	Land off Conner Long Mart	20152001	Outline.	50							50
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
		20190738		251							
x.Growth	Phase 2 Land South of Salhouse Road	20100495	Reserved Matters	265			20	40	40	40	215
Triangle	rnase z Lanu south of Samouse Kodu	20190485		365			30	40	40	40	215
x.Growth	Phase 3, Land South of Salhouse Road	20160498	Outline	535		100	100	100	100	60	65
Triangle x.Growth		20100498		333		100	100	100	100	00	03
Triangle	Racecourse Plantation, Plumstead Road East	20161896	Outline	300			75	75	75	75	
x.Growth				500			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, ,	
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	Land at Brook Farm & Laurel Farm, Green Lane,										
Triangle	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	Land East of Broadland Business Park	GT11	Allocation	315			12	56	58	58	131
Triangle	Land East of Broadiand Business Park	GIII	Anocation	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	
		г	otal (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	Арр Туре	Net Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
	Anglia Square (extant permission)	08/00974/F 18/00330/F	Full	198						_	
n/a					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
	Aylsham Road, 165-187 (allocation)	R22		20	0	0	0	0	0	0	0
n/a n/a	Aylsham Road, 261-277 (allocation)	R12		50	0	0	0	0	0	0	0
	Aylsham Road, Former Pupil Referral Unit (allocation)	R23		11							
n/a	. ,	CC22			0	0	0	0	0	0	0
n/a	Barn Road Car Park (allocation) (permission)	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
.,	Bluebell Road, Bartram Mowers site (remainder of allocation)	R42 18/00265/F						0			
n/a			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

	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht	R9						
n/a	Club site (SNDC) (allocation) (permission)	12/00875/0	Outline	580	0	0	0	0
	Cattle Market Street, 23, St Peters House (prior approval/permission)	15/01256/PDD 18/00830/PDD 17/01482/F						
n/a			PDD/Full	61	20	20	21	0
n/a	City Road, 24, John Youngs Ltd (allocation)	R7		45	0	0	0	0
n/a	Constitution Hill, Constitution Motors (permission)	18/00917/0	Outline	12	0	12	0	0
n/a	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	-	100	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
n/a	Dereham Road, land & buildings adjacent to & Including 349A & 349B (allocation)	R34	-	24	0	0	0	0
n/a	Dibden Road, Van Dal Shoes and car park (allocation)	R17	-	25	0	0	0	0
n/a	Drayton Road, 81-93 (allocation)	R25	-	30	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
n/2	Duke Street, EEB site (allocation)	CC21 14/01104/PDD (EXPIRED) 15/00916/F (EXPIRED)		20		0	0	
n/a n/a	Duke Street, 36-42 (permission)	16/00699/F	- Full	30 37	0 37	0	0	0
n/a	Duke Street, Mary Chapman Court (permission)	18/01524/F	Full	-7	0	-7	0	0
n/a	Duke Street, St Marys Works (permission)	16/01950/O (extant) 19/00430/F (withdrawn)	Outline	151	0	0	0	0
n/a	Garden Street, land at (allocation)	CC10	-	100	0	0	0	0
n/a	Gas Hill, Gas Holder (allocation)	R13 18/00081/DEM	-	15	0	0	0	0
n/a	Goldsmith Street (Permission)	R27 15/00272/F 17/00220/MA		12	0	0	0	0
n/a	Hall Road, Hewett Yard (allocation)	R4	-	20	0	0	0	0
n/a	Havers Road Industrial Sites (allocation)	R35	-	100	0	0	0	0
n/a	Heigham Street, 231-243 (allocation)	R28	-	25	0	0	0	0
n/a	Hurricane Way (allocation)	R29 - (A&B)	-	30	0	0	0	0

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	Ipswich Road, Norfolk Learning	R2									
n/a	Difficulties Centre (allocation)	(-	30	0	0	0	0	0	0	0
	Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football	(CC16) 11/02104/O,									
	Club (part) Groundsmans Hut	13/01270/RM,									
n/a	(allocation) (permission)	17/01091/F	_	174	73	101	0	0	0	0	0
	Kerrison Road/Hardy Road, Gothic	<u> </u>									
	Works, inc ATB Laurence Scott	R11									
n/a	(allocation)		-	400	0	0	0	0	0	0	0
		CC7									
	King Street, 125-129, 131-133 and Hoborough Lane (allocation)	07/00412/F 12/00215/ET									
n/a	hoborough Lane (allocation)	(EXPIRED)	_	20	0	0	0	0	0	0	0
		CC6		20	Ŭ	Ŭ		<u> </u>		0	Ŭ
	King Street, St Annes Wharf (allocation)	04/00605/F									
n/a	(permission).	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
	King Street, King Street Stores	CC8									
n/a	(allocation)		-	20	0	0	0	0	0	0	0
n/2	Lower Clarence Road, car park	CC13		45	0	0	0	0	0	0	0
n/a	(allocation)		-	45	0	0	0	0	0	0	0
	Mile Cross Depot (allocation)	R36									
n/a	while cross bepot (anotation)	18/01290/DEM	_	75	0	0	0	50	106	0	0
	Mousehold Lane, Start Rite Factory site	R18									
n/a	(allocation)	18/01772/F	Full	40	0	0	15	0	0	0	0
11/d	North unther dealer of Charles to 420,420		ruii	40	0	U	15	0	U	0	0
	Northumberland Street, 120-130 (allocation) (permission)	R32 16/00835/F	F	20	0	0	0	0	0	26	0
		10/00033/1	Full	36	0	0	0	0	0	36	0
,	Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20								-	
n/a		/ /.	-	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
	Oak Street, 140-154 (allocation)	CC18									
n/a			-	10	0	0	0	0	0	0	0
	St Peters Methodist Church										
n/a	Park Lane (permission)	18/00962/F	Full	20	0	20	0	0	0	0	0
11/ d				20	0	20	0	0	0	0	0
	Pottergate, Kiln House, 27-43	18/01270/PDD									
	(permission)	18/01271/PDD									
n/a			PDD	35	0	0	0	0	0	0	0
n/a	Pottergate car park (allocation)	CC23	-	20	0	0	0	0	0	20	0
	Queens Road and Surrey Street (car	CC29									
	park adjacent to Sentinel House)	18/00437/F									
n/a	(allocation) (permission)	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
· · ·	Rose Lane and Mountergate, land at									-	-
n/a	(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
	St Georges Street, Merchants Court	17/01811/PDD									
n/a	(prior approval/permission)	TITOTOTIFUD	PDD/Full	34	0	0	0	0	0	0	0

	Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2 (permission)	R20 18/00952/O									
n/a		00 /000 00 /F	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
	Waterworks Road, Heigham Water	R31									
n/a	Treatment Works (allocation) Westlegate 1-17, Boars Head Yard & St	18/00642/F	-	150	0	0	0	0	0	0	0
n/a	Stephens Street 1-9. (allocation) (permission)	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) Elaine Herbert House	17/01391/F 20/00146/NMA	Full	406	0	0	406	0	0	0	0
n/a	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	Арр Туре	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						
Aslaction	Coopers Scrap Yard	2006/0171	Outline	15							15
Barford	West of the Hall	BAR1	Allocation	10							10
Bawburgh	South of the Village Hall	2018/1550	Detailed	10	5	5					
Bracon Ash	Norwich Road	BRA1	Allocation	20			10	10			
Bracon Ash	West of Long Lane	2017/2131	Outline and Detailed	20	5	5					
Brooke	High Green Farm	2014/2041	Detailed	8	8						
Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16							
		2007/1443	Detailed	2	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)			2	38	10			
		2012/1404	Quitling	50							
		2013/1494	Outline Detailed	204	20	110	125	86			
		2018/2783 2018/2784	Detailed	67	20	119	125	00			
		2018/2/84 2018/2404	Detailed	79 7							
Cringleford	Cringleford NP allocation - South of the A11	2018/2404	Detailed	203	44	45	45	45	45	45	31
		2018/2835	Detailed	90	44	45	45	45	45	45	21
		2018/2838	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	22	20						
Diss	Vinces Road	DIS1	Allocation	35				15	20		

Diss	Park Road	DIS2	Allocation				5	10
				15				
Diss	Former Hamlins Site	DIS6	Mixed-use allocation	13				
Diss	Former Feather Factory	DIS7	Mixed-use	15				
			allocation	17				
Ditchingham	Tunney's Lane Field	2018/0121	Outline	24	C		8	8
Earsham	Lodge Field, School Lane	2018/1317	Detailed	6	6			
Easton	Land N & S of Dereham Road	2014/2611	Outline	890		40	80	80
Easton	Land S & E of Easton	EAS1 (part)	Allocation	64				20
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				
Harleston	Cranes Meadow	1998/1119	Detailed	9	3	6		
Hempnall	off Bungay Road	2019/0864	Detailed	20		23		
- ·		2011/1804	Outline	405				
		2017/1104	Detailed	24	71	100	74	70
Hethersett	North Village	2018/2500	Detailed	191				
		2017/0151	Detailed	29	22		60	
		2018/2326	Detailed	181	33	54	60	44
Hethersett	North of Grove Raod	HET2	Allocation	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
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation	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	50 145	5	25	25	25
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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	Outine	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	ovell Homes						
Reference	20172189							
Location	Land North of	Norwich Road,	\cle	, Norwich				
Planning Status	Outline planni	ng approval						
Description of	Development	of 137 residentia	al ur	nits together wi	th as	sociated highway		
Development	works	orks						
		Site Progress	;					
Total Homes		Hom	es L	Inder				
Completed at 1 st Apri	0	Cons	truc	tion at 1 st		0		
2020		April	202	20				
Number of Homes Co	mpeted by Year	eted by Year						
•								
2015/16	2016/17	2017/18		2018/19		2019/20		
-	-	-		-		-		
·		•						

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	2024/25
	20	34	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	Job Title: Regional Technical Manager
Date: 24 Aug 2020	Date: 13/10/2020

	Site &	Developer/Agent	Details		
eveloper/Agent	Norfolk Home				
eference	20161483	20161483			
ocation		Land at Yarmouth Road, Postwick/Brundall			
lanning Status		Outline planning approval			
Description of		Development of 155 dwellings, open space and vehicular access.			
Development	Development	or 155 awenings, e			
		Site Progress			
Fotal Homes		Homes	Under		
Completed at 1 st Apri			iction at 1 st		
2020		April 20			
Number of Homes Co	mneted by Vear		20		
	inpeted by real				
2015/16	2016/17	2017/18	2018/19	2019/20	
2013/10	2010/17	2017/10	2010/15	2015/20	
ommentary on Site					
-	'03/19, which was	approved on 07/0			
There are no viability,	'03/19, which was	approved on 07/0	8/2020.		
There are no viability,	'03/19, which was	approved on 07/0	8/2020. ints that will prev		
There are no viability, of the site.	'03/19, which was ownership or infr	approved on 07/0 astructure constra Delivery Forecast	8/2020. ints that will prev	vent the developmen	
There are no viability,	'03/19, which was ownership or infr 2021/22	approved on 07/0 astructure constra Delivery Forecast 2022/23	8/2020. ints that will prev 2023/24	vent the development	
here are no viability, f the site.	'03/19, which was ownership or infr	approved on 07/0 astructure constra Delivery Forecast	8/2020. ints that will prev	vent the developmen	
There are no viability, of the site. 2020/21 -	'03/19, which was ownership or infr 2021/22 10	approved on 07/0 astructure constra Delivery Forecast 2022/23	8/2020. ints that will prev 2023/24	vent the development	
- Commentary on Deliv	'03/19, which was ownership or infr 2021/22 10 /ery Forecast	approved on 07/0 astructure constra Delivery Forecast 2022/23 26	8/2020. ints that will prev 2023/24 26	vent the development 2024/25 26	
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There are no viability, of the site. 2020/21 - Commentary on Deliv Subject to planning, N expect first occupatio	'03/19, which was ownership or infr 2021/22 10 /ery Forecast lorfolk Homes intensin 12-18 month	approved on 07/0 astructure constra Delivery Forecast 2022/23 26 end to start on site as thereafter. Norfo	8/2020. ints that will prev 2023/24 26 in Spring/Summo olk Homes submi	vent the development 2024/25 26 er 2020 and would tted a revised deliver	
There are no viability, of the site. 2020/21 - Commentary on Deliv Subject to planning, N expect first occupatio forecast in which expe	'03/19, which was ownership or infr 2021/22 10 /ery Forecast lorfolk Homes intensin 12-18 month	approved on 07/0 astructure constra Delivery Forecast 2022/23 26 end to start on site as thereafter. Norfo	8/2020. ints that will prev 2023/24 26 in Spring/Summo olk Homes submi	vent the development 2024/25 26 er 2020 and would tted a revised deliver	
There are no viability, of the site. 2020/21 - Commentary on Deliv Subject to planning, N expect first occupatio forecast in which expe	'03/19, which was ownership or infr 2021/22 10 /ery Forecast lorfolk Homes intensin 12-18 month	approved on 07/0 astructure constra Delivery Forecast 2022/23 26 end to start on site as thereafter. Norfo	8/2020. ints that will prev 2023/24 26 in Spring/Summo olk Homes submi	vent the development 2024/25 26 er 2020 and would tted a revised deliver	
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There are no viability, of the site. 2020/21 - Commentary on Deliv Subject to planning, N expect first occupatio forecast in which expensions site thereafter.	03/19, which was ownership or infr 2021/22 10 very Forecast lorfolk Homes intens in 12-18 month ect to deliver 10 u	approved on 07/0 astructure constra Delivery Forecast 2022/23 26 end to start on site as thereafter. Norfo	8/2020. ints that will prev 2023/24 26 in Spring/Summo olk Homes submit approximately 2	vent the development 2024/25 26 er 2020 and would tted a revised deliver	
There are no viability, of the site. 2020/21 - Commentary on Deliv Subject to planning, N expect first occupatio orecast in which expen- ite thereafter.	03/19, which was ownership or infr 2021/22 10 very Forecast lorfolk Homes intens in 12-18 month ect to deliver 10 u De	approved on 07/0 astructure constra Delivery Forecast 2022/23 26 end to start on site is thereafter. Norfo nits in 2021/22 and eveloper s Declara	8/2020. ints that will prev 2023/24 26 in Spring/Summe olk Homes submit approximately 2 ion	vent the development 2024/25 26 er 2020 and would tted a revised delivery 26 units per year on t	
Commentary on Deliv Subject to planning, N expect first occupatio orecast in which expect ite thereafter.	03/19, which was ownership or infr 2021/22 10 very Forecast lorfolk Homes intens in 12-18 month ect to deliver 10 u De	approved on 07/0 astructure constra Delivery Forecast 2022/23 26 end to start on site is thereafter. Norfonits in 2021/22 and eveloper s Declaration can be delivered at	8/2020. ints that will prev 2023/24 26 in Spring/Summe olk Homes submit approximately 2 ion	vent the development 2024/25 26 er 2020 and would tted a revised deliver	
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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 D	Details			
Developer/Agent	Crocus Homes	5				
Reference	20170075					
Location	Land adj. form	Land adj. former Railway Line, Rectory Road, Coltishall				
Planning Status	Outline planni	Outline planning approval				
Description of	Development	Development of 30 Dwellings and New Vehicular Access				
Development						
		Site Progress				
Total Homes		Homes L	Jnder			
Completed at 1 st Ap	oril 0	Construc	ction at 1 st	0		
2020		April 202	20			
Number of Homes	Competed by Year					
•						
2015/16	2016/17	2017/18	2018/19	2019/20		
-	-	-	-	-		
•						
validation.	on for 50 dwennigs c	in singlitiy langer site	submitted 12 Au	gust 2020. Awaiting		
		Delivery Forecast				
•			ſ			
2020/21	2021/22	2022/23	2023/24	2024/25		
0	0	30	0	0		
•						
Commentary on De	•					
Crocus homes are lo	ooking to start on sit	te by the end 2021.	Completion 2023.			
	De	veloper s Declarati	on			
	vailable, viable and o own in the delivery f		the point envisage	ed and at the build		
and,						
 that to the l form is accu 	best of my knowledg Irate.	ge the information i	ncluded within th	is Site Assessment		

Developer/Agent: Crocus Homes
Name: Christina Hack
Job Title: Construction Project Manager
Date: 14 August 2020

		Dovolopor/Agent F	otaile		
Developer/Agent	Site & Strutt and Par	Developer/Agent Developer/Agent Developer/Agent Developer			
Reference	COL2	Kei			
		Land at Jordan's Scrapyard, Coltishall			
Location		Allocation			
Planning Status		Allocation Allocated residential development of up to 30 dwellings			
Description of Development	Allocated resit	iential developmen	t of up to 30 dwel	lings	
Development		Sito Drogross			
Total Homes		Site Progress Homes L	Indor		
Completed at 1 st Ap	oril 0		ction at 1 st	0	
2020		April 202		0	
Number of Homes (Competed by Vear		.0		
Number of Homes (
. 2015/16	2016/17	2017/18	2018/19	2019/20	
			-	-	
			<u> </u>		
Commentary on Sit	e Progress				
-		e best way forward	with the landown	ers, who are still very	
keen to promote an	-	c best way forward		iers, who are still very	
keen to promote an					
The agents report th	nev will be shortly n	rogressing with surv	vevs hefore they	seek to engage with a	
		0 0 0 0			
developer to bring t					
		Delivery Forecast	-,-,		
developer to bring t		Delivery Forecast		2024/25	
	he site forward.		2023/24 0	2024/25 0	
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developer to bring t . 2020/21 0 . Commentary on De	he site forward. 2021/22 10 livery Forecast er has yet to be ider	Delivery Forecast 2022/23 20 atified, given the act	2023/24 0 ivity in the area a	0	
developer to bring t	he site forward. 2021/22 10 livery Forecast er has yet to be ider	Delivery Forecast 2022/23 20 atified, given the act	2023/24 0 ivity in the area a	0	
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developer to bring t 2020/21 0 Commentary on De Although a develope have had, the agent	he site forward. 2021/22 10 livery Forecast er has yet to be iden s believe they will b that a scheme can b	Delivery Forecast 2022/23 20 htified, given the act e able to agree a fur e achieved, the age	2023/24 0 ivity in the area a ture scheme. nt provided a deli	0 nd conversions they	
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developer to bring t 2020/21 0 Commentary on De Although a developed have had, the agent On the assumption f	he site forward. 2021/22 10 livery Forecast er has yet to be iden s believe they will b that a scheme can b 022 and the remaini	Delivery Forecast 2022/23 20 ntified, given the act e able to agree a fur e achieved, the age ing 20 houses in 202	2023/24 0 ivity in the area a ture scheme. nt provided a deli 22/2023.	0 nd conversions they	
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developer to bring t 2020/21 0 Commentary on De Although a developed have had, the agent On the assumption for dwellings in 2021/20 I confirm that: • the site is avoid the site is avo	he site forward. 2021/22 10 livery Forecast er has yet to be iden s believe they will b that a scheme can b 022 and the remaini De vailable, viable and c own in the delivery for pest of my knowledge	Delivery Forecast 2022/23 20 atified, given the act e able to agree a fur e achieved, the age ing 20 houses in 202 veloper s Declaration can be delivered at the orecast.	2023/24 0 ivity in the area a ture scheme. nt provided a deli 22/2023. on the point envisage	nd conversions they ivery forecast of 10 ed and at the build	
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 developer to bring t 2020/21 0 Commentary on De Although a developed have had, the agent On the assumption of dwellings in 2021/20 I confirm that: the site is avout rate show out rate show ou	he site forward. 2021/22 10 livery Forecast er has yet to be iden s believe they will b that a scheme can b 022 and the remaini De vailable, viable and c will ble and c best of my knowledge rate. badland District Cou	Delivery Forecast 2022/23 20 atified, given the act e able to agree a function e achieved, the age ing 20 houses in 202 veloper s Declaration can be delivered at the orecast. ge the information i incil Develop Name: R	2023/24 0 ivity in the area a ture scheme. nt provided a deli 2/2023. on the point envisage ncluded within th er/Agent: Strutt a	nd conversions they ivery forecast of 10 ed and at the build is Site Assessment	
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Site & Developer/Agent Details							
Developer/Agent Hopkins Homes / Armstrong Riggs Planning							
Reference	DRA1						
Location	Land Adj., Hall	Lane, Drayton, No	rwich				
Planning Status	Full planning 2	20200640 submittee	d				
Description of	Erection of 26	7 Dwellings with as	sociated vehicul	ar access, landscaping,			
Development	open space, ca	ar parking and pede	estrian links				
		Site Progress					
Total Homes		Homes	Under				
Completed at 1 st Apri	I 0	Constru	ction at 1 st	0			
2020		April 20	20				
Number of Homes Competed by Year							
•	•						
2015/16	2016/17	2017/18	2018/19	2019/20			
-	-	-	-	-			
	_						

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	2024/25
		40	48	48

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).

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 inf form is accurate. 	ormation included within this Site Assessment
Local Authority: Broadland District Council	Developer/Agent: Armstrong Riggs Planning
Name: Diane Barr	Name: David Jones
Job Title: Spatial Planning Monitoring Officer	Job Title:
Date: 07 Sept 2020	Date: 14 Oct 2020

	Site &	Develope	r/Agent D	Details		
Developer/Agent	One Planning	Ltd				
Reference	20160632					
Location	Former Garag	Former Garage, 75 The Green, Freethorpe				
Planning Status		Outline planning approval				
Description of		Development of 19 Dwellings, Retention of Existing Office Building &				ice Building &
Development	Provision of N				0 -	0.11
		Site Pr	ogress			
Total Homes			Homes L	Jnder		
Completed at 1 st Apr	il 0			ction at 1 st		0
2020			April 202			-
Number of Homes Co	ompeted by Year					
•						
2015/16	2016/17	2017	7/18	2018/19		2019/20
-	-			-		
<u> </u>		1		I	I_	
Commentary on Site	Progress					
An outline application		vas submit	ted by Fal	perdean Ltd on (08/04	/2016, and
approval was granted	-					, , ,
app. e.e 8. ae.						
A new outline applica	tion 20200261 wa	as submitte	ed 07/02/2	2020 for 19 dwe	ellings	s. a decision is
subject to completion						,
···,···	0	0				
		Deliverv	Forecast			
		Delivery	Forecast			
	2021/22	_		2023/24		2024/25
	2021/22	Delivery 2022		2023/24		2024/25
	2021/22	_		2023/24		2024/25
•		_		2023/24		2024/25
Commentary on Deli	very Forecast	2022	2/23		ons ne	
Commentary on Deli The agent has spoker	very Forecast	2022 d reports f	2/23	nning applicatio		eed to be made in
Commentary on Deli The agent has spoker relation to conditions	very Forecast to their client and etc. Works will lik	2022 d reports f kely comm	2/23 urther pla ence early	nning applicatic / part of 2021 ar	nd cor	eed to be made in mpletion of units
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Job Title: Spatial Planning Monitoring Officer	Job Title:
Date: 24 Aug 2020	Date: 1 September 2020

	Site & Develope	er/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 site)). Outline Planning Permi	ssion (remainder of		
Description of	Hybrid Application: 1. O	utline proposals for the d	emolition of the		
Development	existing club house and	associated structures and	l development for up to		
	1,000 homes and 2. Det	ailed proposals for the first	st phase of 108		
	dwellings and associated	d infrastructure plus the c	off-site highway works		
	to serve phase one and	•	0,		
	Site Pr				
Total Homes	25	Homes Under	27		
Completed at 1 st April		Construction at 1 st			
2020		April 2020			
Number of Homes Com	peted by Year				
•					

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	25

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					
	1				
2020/21	2021/22	2022/23	2023/24	2024/25	
53	17	0	0	0	
	1			1	
•					

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,

Local Authority: Broadland District Council	Developer/Agent:
Name: Diane Barr	Name: Laura Townes
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning
Date: 18 Aug 2020	Date: 21 October 2020

Site & Developer/Agent Details						
Developer/Agent	NPS Property	NPS Property Consultants Ltd				
Reference	20190278	20190278				
Location	Former Lingw	ood Primary School				
Planning Status	Outline planni	ng approval				
Description of	Residential De	evelopment of 23 dv	vellings includin	g Demolition of School		
Development	and Associate	d Buildings				
		Site Progress				
Total Homes		Homes U	Jnder			
Completed at 1 st April	0	Construe	ction at 1 st	0		
2020		April 202	20			
Number of Homes Co	npeted by Year					
•			•			
2015/16	2016/17	2016/17 2017/18 2018/19		2019/20		
-	-	-	-	-		
•						
Commentary on Site F	rogress					

(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)

Outline planning application a submitted on 18/02/2019; this was granted permission on 16/10/2019. <u>Reserved matters application submitted August 2020</u>, for 23 dwellings, 6 of which <u>affordable</u>.

Delivery Forecast

•				
2020/21	2021/22	2022/23	2023/24	2024/25

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).

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,

Local Authority: Broadland District Council	Developer/Agent: NPS Property Consultants
Name: Diane Barr	Ltd
	Name: Andy Scales

Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Planning Consultancy
Date: 24 Aug 2020	Date: 4 September 2020

eveloper/Agent	Lovell Homes	/Bidwollc				
• • •		Lovell Homes/Bidwells				
eference		REP1 (20200847)				
ocation		Land off Broomhill Lane, Reepham				
lanning Status		Allocation (Full application submitted)				
escription of		Proposed residential development for 141 dwellings with associated				
Development	open space, h	<u> </u>	· ·	oing works		
-		Site Progre		-		
Total Homes			mes U		-	
Completed at 1 st Apr	il 0			tion at 1 st	0	
2020		Ар	ril 202	0		
Number of Homes Co	ompeted by Year					
2015/16	2016/17	2017/10		2010/10	2010/20	
2015/16	2016/17	2017/18		2018/19	2019/20	
-						
ull planning applicat	ion (ref. 20200847	on progress to	wards	the submission	of a planning	
Full planning applicat Where relevant, plea application(s), progre	tion (ref. 20200847 ase include details ass with site assess	on progress to	wards	the submission	of a planning	
Full planning applicat Where relevant, plea application(s), progre	tion (ref. 20200847 ase include details ass with site assess	on progress to	wards ils of d	the submission	of a planning	
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Full planning applicat Where relevant, plea application(s), progre	tion (ref. 20200847 ase include details ass with site assess	on progress to ment and deta Delivery Ford 2022/23	wards iils of d cast	the submission any known viabi 2023/24	of a planning lity, ownership or 2024/25	
Ull planning applicat Where relevant, plea application(s), progre nfrastructure constru	tion (ref. 20200847 ase include details ass with site assess aints)	on progress to ment and deto Delivery For	wards iils of d cast	the submission any known viabi	of a planning lity, ownership or	
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Full planning applicat (Where relevant, plea application(s), progre infrastructure construct 2020/21 - Commentary on Deli	tion (ref. 20200847 ase include details ess with site assess aints) 2021/22 - very Forecast	on progress to ment and deta Delivery Ford 2022/23 26	wards ils of d cast	the submission any known viabi 2023/24 26	of a planning lity, ownership or 2024/25 31	
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- Commentary on Deli (Please include confir with any supporting e	tion (ref. 20200847 ase include details ess with site assess aints) 2021/22 - very Forecast mation of delivery evidence on lead-ir	on progress to ment and deta Delivery For 2022/23 26 intentions, an times and bu	wards ils of d cast	the submission any known viabi 2023/24 26 red start dates a	of a planning lity, ownership or 2024/25 31 nd build-out rates,	
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Full planning applicat (Where relevant, plea application(s), progree infrastructure construct 2020/21 - Commentary on Deli (Please include confir	tion (ref. 20200847 ase include details ass with site assess aints) 2021/22 - very Forecast mation of delivery evidence on lead-ir any assumptions t	on progress to ment and deta Delivery For 2022/23 26 intentions, an times and bu	wards ils of d cast ticipat	the submission any known viabi 2023/24 26 ed start dates a rates on compo	of a planning lity, ownership or 2024/25 31 nd build-out rates,	

and,

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	NPS				
Reference	20161643	20161643				
Location	Land West of	Land West of Burlingham Road, South Walsham				
Planning Status	Outline Planni	ng Application				
Description of	Residential De	velopment of 21 H	lomes.			
Development						
		Site Progress				
Total Homes		Homes	Under			
Completed at 1 st Apri	0	Constru	uction at 1 st	0		
2020		April 2020				
Number of Homes Co	mpeted by Year					
•						
2015/16	2016/17	2017/18	2018/19	2019/20		
-	-	-	-	-		

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 GNLP0382) 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

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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 de out rate shown in the delivery forecast. 	livered at the point envisaged and at the build
and,	
 that to the best of my knowledge the inform is accurate. 	ormation included within this Site Assessment
Local Authority: Broadland District Council	Developer/Agent: Repton Homes
Name: Diane Barr	Name: Chris Burke
Job Title: Spatial Planning Monitoring Officer	Job Title: Technical Lead – Repton Developments
Date: 24 Aug 2020	
	Date: 4 September 2020

	Site &	Develope	er/Agent D	Details		
Developer/Agent	Persimmon H	omes, Hop	pkins Hom	es, Taylor Wim	pey H	omes
Reference	20080367 (Ou	20080367 (Outline), 20130209, 20130224, 20160751, 20160912,				
	20160911, 202	20160911, 20160928, 20160928 (Reserved Matters)				
Location	Land at Blue B	Land at Blue Boar Lane, Sprowston				
Planning Status	Reserved Mat	Reserved Matters Approval (Under Construction)				
Description of	Erection of up	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas,				
Development	Primary Schoo	Primary School, Open Space and other Associated Works				
		Site Pr	ogress			
Total Homes858Homes Under89					89	
Completed at 1 st April Construction at 1 st						
2020		April 2020				
Number of Homes Con	pleted by Year					
•						
2015/16	2016/17	2017	7/18	2018/19		2019/20
39	198	19	98	243		180
•						

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.

•				
2020/21	2021/22	2022/23	2023/24	2024/25
178	92	47	4	28

Delivery Forecast

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,

Local Authority: Broadland District Council	Developer/Agent: Persimmon Homes
Name: Diane Barr	Name: Laura Townes
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning
Date: 18 Aug 2020	Date: 21 October 2020

Site & Developer/Agent Details						
Developer/Agent	Orbit Homes					
Reference	20141725	20141725				
Location	Land East of B	Land East of Buxton Road, Spixworth				
Planning Status	Outline Planni	Outline Planning Permission				
Description of	Development	Development of a Minimum of 225 New Homes with Associated Car				
Development	Parking, Open	Parking, Open Spaces and Landscaping				
		Site Pr	ogress			
Total Homes	0		Homes L	Jnder	0	
Completed at 1 st Ap	ril	Construction at 1 st				
2020			April 202	20		
Number of Homes C	ompeted by Year					
•		-				
2015/16	2016/17	2017	7/18	2018/19		2019/20

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

. 2	020/21	2021/22	2022/23	2023/24	2024/25
	-	5	34	55	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,

Local Authority: Broadland District Council	Developer/Agent: Orbit Homes

Name: Diane Barr	Name: Ian Fieldhouse
Job Title: Spatial Planning Monitoring Officer	Job Title: Land & New Business Director
Date: 18 Aug 2020	Date:21-09-020
Date: 18 Aug 2020	Date:21-09-020

.

Developer/Agent	TOWN					
Reference	20161058					
Location	Land to the No St Faiths Road	orth of Sprowston a	nd Old Catton, Btn V	Wroxham Road and		
Planning Status		Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle				
Description of	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to					
Development	8,800sqm for shops, services etc and associated infrastructure					
		Site Progress				
Total Homes Completed at 1 st April 2020	0	Construc	Homes Under Construction at 1 st April 2020			
Number of Homes Com	peted by Year					
. 2015/16	2016/17	2017/18	2018/19	2019/20		

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,

Local Authority: Broadland District Council	Developer/Agent: TOWN	
Name: Diane Barr	Name: Mike Bodkin	
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Planning	
Date: 18 Aug 2020	Date: 18 Sept 2020	

	Site &	Developer/	Agent D	etails		
Developer/Agent	Brown & Co					
Reference	20152081					
Location	Land off Gree	n Lane West,	, Rackhe	ath		
Planning Status	Outline planni	ing approval				
Description of	Residential de	velopment c	of 50 uni	ts (Outline)		
Development						
		Site Prog	gress			
Total Homes		н	Homes U	nder		
Completed at 1 st Ap	ril 0	C	Construc	tion at 1 st	0	
2020		A	April 202	0		
Number of Homes C	Competed by Year					
T		•				
2015/16	2016/17	2017/1	18	2018/19	2019/20	
-	-	-		-	-	
		•				
Commentary on Site	e Progress					
Delivery Forecast						
		Delivery Fo	orecast			
. 2020/21	2021/22			2023/24	2024/25	
. 2020/21	2021/22	2022/2		2023/24 30	2024/25	
2020/21	2021/22			2023/24 30	2024/25	
		2022/2			2024/25	
		2022/2			2024/25	
		2022/2			2024/25	
	livery Forecast	2022/2	23	30	2024/25	
Commentary on Del	livery Forecast	2022/2 20	23	30	2024/25	
Commentary on Del	livery Forecast De	2022/2 20 eveloper s De	23	30 on	2024/25	
Commentary on Del I confirm that: • the site is av	livery Forecast De	2022/2 20 eveloper s Do can be delive	23	30 on		
Commentary on Del I confirm that: • the site is av out rate sho	l ivery Forecast De railable, viable and d	2022/2 20 eveloper s Do can be delive	23	30 on		
Commentary on Del I confirm that: • the site is av out rate sho and,	livery Forecast De vailable, viable and wn in the delivery f	2022/2 20 eveloper s Do can be delive forecast.	23	30 on he point envisa	ged and at the build	
Commentary on Del I confirm that: • the site is av out rate sho and,	livery Forecast De railable, viable and wn in the delivery f pest of my knowled	2022/2 20 eveloper s Do can be delive forecast.	23	30 on he point envisa		
Commentary on Del I confirm that: • the site is av out rate sho and, • that to the b	livery Forecast De railable, viable and wn in the delivery f pest of my knowled rate.	2022/2 20 eveloper s Do can be delive forecast. ge the inform	23 eclaratio ered at t mation ir	30 on he point envisa	ged and at the build this Site Assessment	
Commentary on Del Commentary on Del I confirm that: • the site is av out rate sho and, • that to the b form is accu	livery Forecast De railable, viable and wn in the delivery f pest of my knowled rate.	2022/2 20 eveloper s De can be delive forecast. ge the inform uncil D	23 eclaratio ered at t mation ir Develope	30 on he point envisa ncluded within t	ged and at the build this Site Assessment	
Commentary on Del Commentary on Del I confirm that: • the site is av out rate sho and, • that to the b form is accu Local Authority: Bro	livery Forecast Pailable, viable and which we delivery forecast of my knowled rate. Padland District Cou	2022/2 20 eveloper s Do can be delive forecast. ge the inform uncil D	23 eclaration ered at t mation ir Develope Name: Pa	30 on he point envisa ncluded within f er/Agent: Brow	ged and at the build this Site Assessment n & Co	

Site & Developer/Agent Details							
Developer/Agent	Barratt David	Wilson Ho	omes (Eas	tern Counties)			
Reference	20160498	20160498					
Location	Land South of	Land South of Salhouse Road, Sprowston					
Planning Status	Outline Planni	Outline Planning Permission					
Description of	Proposed residential development of a minimum of 803 dwellings with						
Development	access road and associated infrastructure						
		Site Pr	ogress				
Total Homes	0		Homes L	Inder	0		
Completed at 1 st April			Construc	tion at 1 st			
2020			April 202	20			
Number of Homes Com	peted by Year						
•							
2015/16	2016/17	2017	2017/18 2018/19 202		2019/20		
-	-	-		-	-		

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 interrelated 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	2024/25		
10	100	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,

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 Esta	Landform Estates Ltd/Barton Willmore					
Reference	20180193	20180193					
Location	Land North of	Smee Lane, Gre	at Plu	umstead			
Planning Status	Outline Planni	Outline Planning Permission					
Description of Development	Entry Primary	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 Progres	;				
Total Homes Completed at 1 st Apr 2020	il O	Homes Under			0		
Number of Homes C	ompeted by Year						
•							
2015/16	2016/17	2017/18		2018/19		2019/20	
	-					_	

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	2024/25
-	20	40	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,

Local Authority: Broadland District Council	Developer/Agent: Barton Willmore
Name: Diane Barr	Name: Ed Hanson
Job Title: Spatial Planning Monitoring Officer	Job Title: Associate
Date: 24 Aug 2020	Date: 02 Sept 2020

Site & Developer/Agent Details							
Developer/Agent	Landform Esta	Landform Estates Ltd/Barton Willmore					
Reference	20180194	20180194					
Location	Land North of	Smee Lane, Great P	lumstead				
Planning Status	Outline Planni	ng Permission					
Description of	Development	Development of 11 self-build residential plots and associated access and					
Development	infrastructure	infrastructure					
		Site Progress					
Total Homes Completed at 1 st Apr 2020	il O	Homes Under0Construction at 1st0April 2020		0			
Number of Homes Co	ompeted by Year						
•							
2015/16	2016/17	2017/18	2018/19	2019/20			
-	-						
•							
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	2024/25			
-	2	3	2	3			
-		•		<u>د</u> ــــــــــــــــــــــــــــــــــــ			

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,

Local Authority: Broadland District Council	Developer/Agent: Barton Willmore
Name: Diane Barr	Name: Ed Hanson
Job Title: Spatial Planning Monitoring Officer	Job Title: Associate
Date: 24 Aug 2020	Date: 02 Sept 2020

	Site & Developer/Agent Details							
Developer/Agent	Larkfleet Hom	Larkfleet Homes						
Reference	GT11 (201816	GT11 (20181601)						
Location	Land East of B	roadland Business P	ark					
Planning Status	Allocation (Un	Allocation (Undetermined Hybrid Application 20181601)						
Description of	Outline Applic	Outline Application for Erection of up to 235 Dwellings with Associated						
Development	Infrastructure	Infrastructure. 2. Full Application for the Erection of 315 Dwellings,						
	Accesses and	Associated Works.						
		Site Progress						
Total Homes		Homes L	Inder					
Completed at 1 st April		Construc	tion at 1 st					
2020		April 2020						
Number of Homes Co	mpeted by Year							
•								
2015/16	2016/17	2017/19	2019/10	2010/20				

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

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	Developer/Agent: Larkfleet Homes				
Name: Diane Barr Name: Hannah Guy					
Job Title: Spatial Planning Monitoring Officer	Job Title: Planning Manager				
Job Title: Spatial Planning Wontforing OfficerJob Title: Planning WanagerDate: 18 Aug 2020Date: 01 Oct 2020					

Site & Developer/Agent Details								
Developer/Agent	Norfolk Home	Norfolk Homes						
Reference	GT18 (201714	64)						
Location	Land South of	Green Lane West	, Rackheath					
Planning Status	Allocation (Ap	plication for Full F	ermission submit	ted)				
Description of	Construction of	of 322 Dwellings 8	Associated Worl	<s< th=""></s<>				
Development								
		Site Progress						
Total Homes		Home	s Under					
Completed at 1 st April		Constr	uction at 1 st					
2020		April 2	020					
Number of Homes Com	peted by Year							
•								
2015/16	2016/17	2017/18	2018/19	2019/20				
•								
Commentary on Site Pr	ogress							

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,

Local Authority: Broadland District Council	Developer/Agent: Norfolk Homes
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 &	Develope	er/Agent L				
Developer/Agent	Building Partr						
Reference	GT16	- · · ·					
Location	North Rackhe	North Rackheath					
Planning Status	Allocation						
Description of		3ha is ider	tified in th	ne GT16 policy, 1	.60ha of the North		
Development	Rackheath site of land for em and infrastruc delivered. A Masterplan	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 and additional 1,000 homes could be provided in land					
	safeguarded f				be provided in land		
	salegualueu l		ogress				
Total Homes		Site Pr	Homes L	Inder			
Completed at 1 st Ap 2020	oril 0			tion at 1 st	0		
Number of Homes	Competed by Year						
•							
2015/16	2016/17	201	7/18	2018/19	2019/20		
The contract is due Planning applicatior	to be completed wi n submission – Octo	ber 2021	isebuilder	– October 2020			
The contract is due Planning applicatior Permission anticipa	to be completed wi n submission – Octo ted – October 2022	ber 2021	isebuilder	– October 2020			
The contract is due Planning applicatior Permission anticipa	to be completed wi n submission – Octo ted – October 2022	ber 2021	isebuilder Forecast	– October 2020			
The contract is due Planning applicatior Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023	ber 2021 Delivery	Forecast		2024/25		
Commentary on Sit The contract is due Planning applicatior Permission anticipa 1 st Occupation – Oc 2020/21 Ν/Δ	to be completed wi n submission – Octo ted – October 2022 tober 2023 2021/22	ber 2021 Delivery 202	Forecast 2/23	2023/24	2024/25		
The contract is due Planning applicatior Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023	ber 2021 Delivery 202	Forecast		2024/25 150		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023 2021/22 N/A	ber 2021 Delivery 202	Forecast 2/23	2023/24			
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023 2021/22 N/A	ber 2021 Delivery 202 N	Forecast 2/23 /A	2023/24 50	150		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023 2021/22 N/A slivery Forecast for up to 300 occu	ber 2021 Delivery 202	Forecast 2/23 /A	2023/24 50			
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023 2021/22 N/A silvery Forecast for up to 300 occup ompletions in the ea	ber 2021 Delivery 202	Forecast 2/23 /A r year. The	2023/24 50 ere will be some	150		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed wi n submission – Octo ted – October 2022 tober 2023 2021/22 N/A silvery Forecast for up to 300 occup ompletions in the ea	ber 2021 Delivery 202	Forecast 2/23 /A r year. The	2023/24 50 ere will be some	150		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed win n submission – Octo ted – October 2022 tober 2023 2021/22 N/A silvery Forecast of or up to 300 occup ompletions in the eac De	ber 2021 Delivery 202: 0 Deliv	Forecast 2/23 /A r year. The Declarati	2023/24 50 ere will be some	150 start up lag with the		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc 2020/21 N/A Commentary on De The Contract allows above referenced co I confirm that: • the site is av	to be completed win n submission – Octo ted – October 2022 tober 2023 2021/22 N/A silvery Forecast of or up to 300 occup ompletions in the eac De	ber 2021 Delivery 202 202 N pations pe arly years. eveloper s can be del	Forecast 2/23 /A r year. The Declarati	2023/24 50 ere will be some	150		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed winn submission – Octo ted – October 2022 tober 2023 2021/22 N/A silivery Forecast for up to 300 occup ompletions in the eac December 2023	ber 2021 Delivery 202 202 N pations pe arly years. eveloper s can be del	Forecast 2/23 /A r year. The Declarati	2023/24 50 ere will be some	150 start up lag with the		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed winn submission – Octo ted – October 2022 tober 2023 2021/22 N/A selivery Forecast of or up to 300 occup ompletions in the eac December of my knowled	ber 2021 Delivery 202: N pations pe arly years. eveloper s can be del forecast.	Forecast 2/23 /A r year. The Declarati ivered at t	2023/24 50 ere will be some on the point envisag	150 start up lag with the		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed winn submission – Octo ted – October 2022 tober 2023 2021/22 N/A selivery Forecast of or up to 300 occup ompletions in the eac pown in the delivery to best of my knowled arate.	ber 2021 Delivery 202 N pations pe arly years. eveloper s can be del forecast. ge the info	Forecast 2/23 /A r year. The Declarati ivered at t	2023/24 50 ere will be some on the point envisag	150 start up lag with the ged and at the build his Site Assessment		
The contract is due Planning application Permission anticipa 1 st Occupation – Oc	to be completed winn submission – Octo ted – October 2022 tober 2023 2021/22 N/A selivery Forecast of or up to 300 occup ompletions in the eac pown in the delivery to best of my knowled arate.	ber 2021 Delivery 202 N pations pe arly years. eveloper s can be del forecast. ge the info	Forecast 2/23 /A r year. The Declarati ivered at t ormation in Develop	2023/24 50 ere will be some on the point envisage ncluded within t	150 start up lag with the ged and at the build his Site Assessment		

Job Title: Spatial Planning Monitoring Officer	Job Title: Director
Date: 24 Aug 2020	Date: 23 rd September 2020

Site & Developer/Agent Details								
Developer/Agent	Persimmon H	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes						
Reference	GT20							
Location	White House F	arm (Nor	th East)					
Planning Status	Allocation (Hy	brid Plann	ing Applic	ation Submitted	d, 20191370).			
Description of	Erection of 51	6 dwelling	s, includin	g associated inf	rastructure.			
Development								
		Site Pr	ogress					
Total Homes	0		Homes U	Inder	0			
Completed at 1 st April			Construc	tion at 1 st				
2020			April 202	20				
Number of Homes Com	peted by Year							
•								
2015/16	2016/17	2017	7/18	2018/19	2019/20			
-	-		-	-	-			

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

1	•				
	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,

Local Authority: Broadland District Council	Developer/Agent: Persimmon Homes
Name: Diane Barr	Name: Laura Townes
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Land & Planning
Date: 18 Aug 2020	Date: 5 November 2020

Site & Developer/Agent Details							
Developer/Agent							
Reference	20161896						
Location	Racecourse Pla	antation, I	Plumstead	Road			
Planning Status	Outline Planni	ng Permis	sion.				
Description of	Erection of up	to 300 Ne	w Homes	and the Creatic	on of a New Community		
Development	Woodland Par	Woodland Park (Outline)					
		Site Pr	ogress				
Total Homes	0		Homes L	Inder	0		
Completed at 1 st April			Construc	tion at 1 st			
2020			April 202	20			
Number of Homes Com	peted by Year						
•							
2015/16	2016/17	2017	7/18	2018/19	2019/20		
-	-	-	-	-	-		

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	2024/25
0	0	75	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 inf form is accurate. 	ormation included within this Site Assessment
Local Authority: Broadland District Council	Developer/Agent: Socially Conscious Capital
Name: Diane Barr	Name: Rock Feilding-Mellen
Job Title: Spatial Planning Monitoring Officer	Job Title: Director
Date: 18 Aug 2020	Date: 10/09/2020

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

Joint Delivery Statements

Norwich

		& Developer/Ager	it Details			
Developer/Agent	Norwich Cit					
leference	CC3					
ocation	10-14 Ber St	10-14 Ber Street				
Planning Status	Allocation	Allocation Mixed use development of minimum of 10 dwellings, retail and complementary uses, and office development				
Description of						
Development						
		Site Progress				
Fotal Homes Completed at 1 st A 2020	0 April		s Under ruction at 1 st 2020	0		
lumber of Homes	Competed by Yea					
2015/16	2016/17	2017/18	2018/19	2019/20		
0	0	0	0	0		
e plan period.						
		Delivery Forecas	st			
2020/21	2021/22			1004/00		
2020/21	2021/22	Delivery Forecas	2023/24	2024/25		
ommentary on De	elivery Forecast	2022/23		2024/25		
ommentary on Do and is owned by N	elivery Forecast lorwich City Counci	2022/23	2023/24 10			
commentary on Do and is owned by N	elivery Forecast lorwich City Counci ion is expected to I	2022/23	2023/24 10			
ommentary on De and is owned by N planning applicat confirm that: • the site is a out rate she and,	elivery Forecast lorwich City Counci ion is expected to I vailable, viable and own in the delivery best of my knowled	2022/23 il be submitted in 202 Developer's Declara	2023/24 10 21 and completion wittion t the point envisage	within 2023/24 red and at the build		
ommentary on De and is owned by N planning applicat confirm that: • the site is a out rate she and, • that to the form is accu	elivery Forecast lorwich City Counci ion is expected to I vailable, viable and own in the delivery best of my knowled	2022/23 il be submitted in 202 Developer's Declara d can be delivered a forecast. dge the information	2023/24 10 21 and completion wittion t the point envisage	within 2023/24 red and at the build		
ommentary on De and is owned by N planning applicat confirm that: • the site is a out rate she and, • that to the form is accu	elivery Forecast lorwich City Counci ion is expected to I vailable, viable and own in the delivery best of my knowled urate.	2022/23 il be submitted in 202 Developer's Declara d can be delivered a forecast. dge the information Develo	2023/24 10 21 and completion within the point envisages in the point	within 2023/24 red and at the build		

	Site 8	Developer/Agent D	Details			
eveloper/Agent	Land Owner					
eference	18/00652/PDD	18/00652/PDD 18/00651/PDD 18/00642/F CC28				
ocation	1-17 Westleg	1-17 Westlegate and Boars Head Yard				
Planning Status	Permission an	Permission and allocation				
Description of	Change of use	Change of use and upward extension to create 49 residential units				
Development						
and the second		Site Progress				
Fotal Homes Completed at 1 st April 2020	0	Homes L	ction at 1 st			
Number of Homes Co	mpeted by Year		1000030	A PERSONAL PROPERTY AND		
2015/16	2016/17	2017/18	2018/19	2019/20		
2015/10	2010/1/	2017/10	2010/19	2013/20		
		Delivery Forecast		States and states of the		
2020/21	2021/22	Delivery Forecast	2023/24	2024/25		
2020/21	2021/22 15		2023/24	2024/25		
Commentary on Dell	15 very Forecast	2022/23 54				
Commentary on Delly The intended deliver within the time limit	15 very Forecast y of these units of for the anticipat	2022/23 54 currently between 20	021/22 and 2022/20	23 as above. This		
Commentary on Della The intended deliver within the time limit	15 very Forecast y of these units of for the anticipat ity.	2022/23 54 currently between 20	021/22 and 2022/20 e with recently subi	23 as above. This		
Commentary on Della The intended deliver within the time limit to ensure deliverabili I confirm that: • the site is ava out rate show and, • that to the be	15 very Forecast y of these units of for the anticipat ity. C ailable, viable and vn in the delivery est of my knowle	2022/23 54 currently between 20 red completion in lin Developer's Declarat	021/22 and 2022/20 e with recently sub- ion the point envisaged	23 as above. This nitted revised PD and at the build		
Commentary on Della The intended deliver within the time limit to ensure deliverabili confirm that: • the site is ava out rate show and,	15 very Forecast y of these units of for the anticipat ity. C ailable, viable and vn in the delivery est of my knowle ate.	2022/23 54 currently between 20 and completion in lin Developer's Declarat d can be delivered at forecast. dge the information	021/22 and 2022/20 e with recently sub- ion the point envisaged	23 as above. This nitted revised PD and at the build		
Commentary on Della The intended deliver within the time limit to ensure deliverabili confirm that: the site is ava out rate show and, that to the be form is accur	15 very Forecast y of these units of for the anticipat ity. C ailable, viable and vn in the delivery est of my knowle ate.	2022/23 Developer's Declarat d can be delivered at / forecast. dge the information I Develop	021/22 and 2022/20 e with recently sub ion the point envisaged included within this	23 as above. This nitted revised PD and at the build		
Commentary on Delly The intended deliver within the time limit to ensure deliverabili confirm that: • the site is ava out rate show and, • that to the be form is accur Local Authority: Nore Name: C. Hounsell	15 very Forecast y of these units of for the anticipat ity. C ailable, viable and vn in the delivery est of my knowle ate.	2022/23 54 Developer's Declarat d can be delivered at / forecast. dge the information Develop Name:	021/22 and 2022/20 e with recently sub- ion the point envisaged included within this per/Agent: James Bradbury	23 as above. This nitted revised PD and at the build Site Assessment		
Commentary on Delly The intended deliver within the time limit to ensure deliverabili confirm that: • the site is ava out rate show and, • that to the be form is accur Local Authority: Nor	15 very Forecast y of these units of for the anticipat ity. C ailable, viable and vn in the delivery est of my knowle ate.	2022/23 54 Developer's Declarat d can be delivered at of orecast. dge the information Develop Name: Job Title	021/22 and 2022/20 e with recently sub- ion the point envisaged included within this per/Agent:	23 as above. This nitted revised PD and at the build Site Assessment		

THE REAL PROPERTY AND ADDRESS OF THE REAL PROPERTY ADDR	_		& Develop	er/Agen	t Details		
Developer/Agent		Norwich Cit	ty Council				
Reference		19/00978/M 13/02031/RM	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	Bowthorn	0		and the second	
Planning Status		Allocation a	· · · · ·				
Description of	-	Urban extension					
Development		or ball exter		1002200			
Total Homes Completed at 1 st A 2020	pril	79	Site P		s Under uction at 1 st 020	74	
Number of Homes	Com	peted by Yea	r				
2015/16		2016/17	201	.7/18	2018/19	2019/20	
0	0		0		61	18	
Commentary on Si							
are home (all com 5/00298/RM – res	plete) serveo) I matters app	phase 1 - 9 prove for ph	2 unit ho ase 2 of	172 dwellings	and 80 bed dementia	
care home (all com 15/00298/RM – res 19/00497/MA – cha	plete) serveo ange p) I matters app property mix	phase 1 - 9 prove for ph and numbe dwellings w	2 unit ho ase 2 of ers of pha vas comp	ousing with care a 172 dwellings use 2 to 153 dwel leted in 2019/20	lings.	
care home (all com 15/00298/RM – res 19/00497/MA – cha Section 1 of phase 2	plete) serveo ange p) I matters app property mix	phase 1 - 9 prove for ph and numbe	2 unit ho ase 2 of ers of pha vas comp	ousing with care a 172 dwellings use 2 to 153 dwel leted in 2019/20	lings.	
care home (all com 15/00298/RM – res 19/00497/MA – cha Section 1 of phase 2 2020/21	iplete) served ange p 2 amo) I matters app property mix	phase 1 - 9 prove for ph and numbe dwellings w Delivery	2 unit ho ase 2 of ers of pha vas comp	ousing with care a 172 dwellings use 2 to 153 dwel leted in 2019/20	lings.	
care home (all com 15/00298/RM – res 19/00497/MA – cha Section 1 of phase 2	plete) serveo ange p	natters app property mix punting to 79	phase 1 - 9 prove for ph and numbe dwellings w Delivery	2 unit ho ase 2 of ers of pha vas comp Forecas	ousing with care a 172 dwellings ise 2 to 153 dwel leted in 2019/20	lings.	
care home (all com 15/00298/RM – res 19/00497/MA – cha Section 1 of phase 2 2020/21 48 Commentary on De	ange p ange p 2 amo 2 amo 26 26	Matters app property mix punting to 79 2021/22 Forecast	 phase 1 - 9 prove for phant of the phant of	2 unit ho ase 2 of ers of pha vas comp Forecast 2/23 complete	ousing with care a 172 dwellings ise 2 to 153 dwe leted in 2019/20 2023/24 45	lings. 2024/25	
care home (all com 15/00298/RM – res 19/00497/MA – cha Section 1 of phase 2 2020/21 48 Commentary on De 8 Dwellings are un ompleted in 2021/ chase 3 has been ap nd a design team a etween 2022 and 2	ange p ange p 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 a 2 3 2 3 2 2 3 2 3 2 3 2 3 2 3 2 3 2	a matters app property mix punting to 79 2021/22 Forecast postruction a nich will comp ed to take for nted. Anticipa	 phase 1 - 9 prove for phand number dwellings w Delivery 202: 45 nd likely to plete phase rward as a conting a start 	2 unit ho ase 2 of ers of pha vas comp Forecast 2/23 complete 2. council le on site i	e this financial ye d development c n 2021/22 and a	lings. 2024/25 100 ear. A further 26 will f of approx. 90 dwelling phased handover	
care home (all com 15/00298/RM – res 19/00497/MA – cha Section 1 of phase 2 2020/21 48 Commentary on De 8 Dwellings are un ompleted in 2021/ chase 3 has been ap nd a design team a etween 2022 and 2	ange p ange p 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 amo 2 a 2 3 2 3 2 2 3 2 3 2 3 2 3 2 3 2 3 2	a matters app property mix punting to 79 2021/22 Forecast postruction a nich will comp ed to take for nted. Anticipa	 phase 1 - 9 prove for phand number dwellings w Delivery 202: 45 nd likely to plete phase rward as a conting a start 	2 unit ho ase 2 of ers of pha vas comp Forecast 2/23 complete 2. council le on site i	e this financial ye d development c n 2021/22 and a	lings. 2024/25 100 ear. A further 26 will f	

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 CouncilDeveloper/Agent: Norwich City CouncilName: C. HounsellName: Andrew TurnbullJob Title: PlannerJob Title: Interim Housing Development
ManagerDate: 20.11.20Date: 27 October 2020

Developer/Agent	FATATO	Developer/Agent	Details	
Reference	19/01389/F	UCATION	LD	
Location	191 King Stree	et		
Planning Status Description of	Permission	Partial domalition	6 h	
Development	and associated	d works.	or buildings, constru	uction of 41 dwellings
		Site Progress		
Fotal Homes Completed at 1* April 2020	0	Homes Constru April 20	iction at 1*	0
Number of Homes Con	npeted by Year	and the second second		
2015/16	2016/17	2017/18	2018/19	2019/20
0	0	0		2019/20
		Delivery Forecast		
		Delivery Forecast		
		22.5		
2020/21	2021/22	2022/23	2023/24	2024/25
0 ommentary on Delive		2022/23 D	2023/24	2024/25
O Commentary on Delive Please see guidance in	ry Forecast email) e Olelivei	red mid	2022 .	
0 Commentary on Delive Please see guidance in NU 1 10 0 NU 1 10 0 Confirm that: • the site is availa	ry Forecast email) email) clollyer Dev	D red mid veloper's Declarati	2022 .	0
0 Commentary on Delive Please see guidance in NU 1 10 0 NU 1 10 0 Confirm that: • the site is availa	ry Forecast email) @ CLONVEN Dev	D red mid veloper's Declarati	0 2()22 , on	0
O Commentary on Delive Please see guidance in NU VI TO D confirm that: • the site is availa out rate shown and,	In the delivery for a standard from the delivery from	D (ed mid veloper's Declarati an be delivered at to precast.	0 2()22 , on	O and at the build
0 Commentary on Delive Please see guidance in NU VI TO D confirm that: • the site is availa out rate shown and, • that to the best	If the delivery for a second s	D reloper's Declarati an be delivered at to precast. e the information in	O Q()22 on the point envisaged	O and at the build
O Commentary on Delive Please see guidance in NU VII TO D confirm that: • the site is availa out rate shown and, • that to the best form is accurate	If the delivery for a second s	D red mid veloper's Declaration an be delivered at the precast. e the information in il Developed	O Q()22 on the point envisaged	and at the build Site Assessment
O Commentary on Delive Please see guidance in NU VI TO D confirm that: • the site is availa out rate shown and, • that to the best form is accurate ocal Authority: Norwi	If the delivery for a second s	D (CC) MIC veloper's Declarati an be delivered at to precast. e the information in il Develope Name: E	O 2022 on the point envisaged ncluded within this er/Agent: CSTA	and at the build Site Assessment
0 Commentary on Delive Please see guidance in NU N1 TO D confirm that: • the site is availa out rate shown and, • that to the best form is accurate ocal Authority: Norwin ame: C. Hounsell	If the delivery for a second s	D (C) MIC veloper's Declarati an be delivered at the precast. e the information in il Develope Name: E Job Title:	QQQQ on the point envisaged ncluded within this er/Agent: CSTA SEN JAMCS	and at the build Site Assessment

	Site 8	Develope	r/Agent	Details	
Developer/Agent	Norwich City				
Reference	CC11				
Location	Argyle Street				
Planning Status	Allocation				
Description of	Development	of 14 dwe	llings		
Development			U		
		Site Pr	ogress		
Total Homes Completed at 1 st April 2020	0		Homes	uction at 1 st	0
Number of Homes Co	mpeted by Year				
4					
2015/16	2016/17	201	7/18	2018/19	2019/20
0 0	the second s	0		0	0
It is anticipated that c	n planning applica				
والمترك أعليه فالمتحال		Delivery	Forecas	t de la contra de la	
2020/21	2021/22	202	2/23	2023/24	2024/25
		14			
*					
Commentary on Deli	very Forecast				
It is anticipated that a 2022/23. There is a p					
the same of the second second second		Developer'	s Declara	ition	
out rate show and,	ailable, viable and vn in the delivery est of my knowle	d can be de y forecast.	elivered a	t the point envis	aged and at the build this Site Assessment
Local Authority: Nor	wich City Counci	I	Develo	oper/Agent: Nor	wich City Council
Name: C. Hounsell			Name	: Andrew Turnbu	all
Job Title: Planner			Job Til manag		ing development
Date: 20.11.20			Date:	2 Sept 2020	

Carl Internation	Site & De	eveloper/Agent Details	and a state of the second
Developer/Agent Reference	Hill Penning CC17a/b and 18	141PS LTD. 101286/F	
Location	Barrack Street		
Planning Status Description of Development	dwellings; conver Listed Cottages, e	rmission sting buildings and structures; sion, refurbishment and exten rection of 310sqm of commer qm of Museum floorspace (D1	sion of two Grade II cial floorspace (Class A1-
		Site Progress	State of the second
Total Homes Completed at 1* April 2020	0	Homes Under Construction at 1 st April 2020	ଟ୍ଟଞ
Number of Homes Com	peted by Year		

2017/18

2018/19

2019/20

1	Commentary on	Site Progress	

(Please see guidance in email)

2015/16

PLASE I UNDOR CONSTRUCTION.

2016/17

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
88	~	60	37	

Commentary on Delivery Forecast

(Please see guidance in email)

ON TREGET .

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 CouncilDeveloper/Agent:Name: C. HounsellName: North GrandJob Title: PlannerJob Title: Source ContractoryDate: 20.11.20Date: 14.10.20

	Site	& Cavelope	k///gent	Details		
Developer/Agent	McCarthy &	Stone/Bart	ram Mo	wers		
Reference	R42 18/00265	R42 18/00265/F				
Location	Bartram Mov	Bartram Mowers, Bluebell Road				
Planning Status	Allocation	Allocation				
Description of	36 bungalow	s and 14 ap	partment	S		
Development						
		Site Pi	ogress			
Total Homes Completed at 1 st Apr 2020	119 - 62 resid il dwellings an care (C2) uni	d 57 extra		Under uction at 1 st 020	0	
Number of Homes Co	ompeted by Year			Date and the	<u>н</u> (14	-
2015/16	2016/17	201	7/18	2018/19	5 1 L E	2019/20
2015/10						

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. Theses 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 accomodation 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,

Local Authority: Norwich City Council	Developer/Agent:
Name: C. Hounsell	Name: Mark Bartram
Job Title: Planner	Job Title: Managing Director-Bartram Mowers
Date: 20.11.20	Date: 2 nd September 2020

		Developer/Age	nt Details		
Developer/Agent	CAM Architect	s (Norwich) Ltd			
Reference	18/00917/0				
Location	Constitution N	lotors, Constitut	ion Hill		
Planning Status	Permission.				
Description of Development	Erection of 12	no. new dwelling	gs and associated	works	
		Site Progress		i .	
Total Homes Completed at 1 st April 2019	0	Cons	es Under truction at 1 st 2019	0	
Number of Homes Com	peted by Year			i line	
2014/15	2015/16	2016/17	2017/18	3	2018/19
•					
	ogress				

submitted and awaiting approval.

Delivery Forecast

2019/20	2020/21	2021/22	2022/23	2023/24
	12			

Commentary on Delivery Forecast

Assuming that planning matters are resolved within the next two months, work on-site is programmed to commence January 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,

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		ising Association/Bid		
Reference	CC16 and vario	ous planning applica and 17/01091/F	the second	1/02104/0,
Location	Kerrison Road,	Carrow Quay; land part) Groundsmans		
Planning Status	Allocation	party aroundsmans		ermission
Description of				
Development				
		Site Progress		
Total Homes Completed at 1 st Apri 2020	149 il	Homes I	ction at 1 st	
Number of Homes Co	ompeted by Year			
2015/16	2016/17	2017/18	2018/19	2019/20
				149
		Delivery Forecast	4 & % will follow t	hererafter.
2020/21	2021/22	Delivery Forecast		
2020/21 73 1	2021/22		4 & % will follow t	hererafter. 2024/25
2020/21	2021/22 101 very Forecast	Delivery Forecast		
2020/21 73 1 Commentary on Deliv	2021/22 101 very Forecast in email)	Delivery Forecast 2022/23	2023/24	
2020/21 73 1 Commentary on Deliv Please see guidance i confirm that: • the site is avai	2021/22 101 Very Forecast in email) Dev	Delivery Forecast 2022/23 veloper's Declaratio	2023/24	2024/25
2020/21 73 1 Commentary on Deliv Please see guidance i confirm that: • the site is avai out rate show and,	2021/22 101 Very Forecast in email) Dev ilable, viable and ca in in the delivery fo st of my knowledge	Delivery Forecast 2022/23 veloper's Declaratio	2023/24	2024/25
2020/21 73 1 Commentary on Delive Please see guidance is confirm that: • the site is avait out rate show and, • that to the best	2021/22 101 very Forecast in email) Dev ilable, viable and ca in in the delivery for st of my knowledge te.	Delivery Forecast 2022/23 /eloper's Declaration an be delivered at to precast.	2023/24	2024/25
2020/21 1 73 1 Commentary on Deliv Please see guidance i confirm that: • the site is avaid out rate show and, • that to the best form is accura	2021/22 101 very Forecast in email) Dev ilable, viable and ca in in the delivery for st of my knowledge te.	Delivery Forecast 2022/23 /eloper's Declaration an be delivered at to precast.	2023/24 on he point envisaged ncluded within this er/Agent:	2024/25
2020/21 73 1 Commentary on Delive Please see guidance i confirm that: • the site is avaided out rate show and, • that to the best form is accura Docal Authority: Norw	2021/22 101 very Forecast in email) Dev ilable, viable and ca in in the delivery for st of my knowledge te.	Delivery Forecast 2022/23 /eloper's Declaration an be delivered at t precast. e the information in Develope Name: la	2023/24 on he point envisaged ncluded within this er/Agent:	2024/25

		Site	& Develop	er/Agent	Details	
Developer/Agent		Norwich City				
Reference	1	R36 18/01290)/DEM			
ocation		Mile Cross D	epot			
Planning Status		Allocation				
Description of	-					
Development						
			Site P	rogress		
Total Homes Completed at 1 st /		0		Homes	uction at 1 st	0
2020				April 2	020	
Number of Home	s Comp	eted by Yea	r.			
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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: 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,

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

Hi

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

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From:	mail@bullengroup.co.uk
Sent:	07 October 2020 09:22
То:	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' <<u>mail@bullengroup.co.uk</u>> 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 <u>CharlotteHounsell@norwich.gov.uk</u> www.norwich.gov.uk

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

Joint Delivery Statements

South Norfolk Council

	Site 8 D	Novalana	r/Agant D	lataila			
Developer/Acent		vevelope	r/Agent D	etalls			
Developer/Agent	Peter Muskett						
Reference	2011/0506	1		<u>.</u>			
Location	Ashwellthorpe:	r/o Woo	d Farm, H	ne Street			
Planning Status	Full Permission						
Description of	31 houses with	village ha	all, bowlin	g green, sports	pitcl	h, village green,	
Development	and associated	and associated parking					
	Site Progress						
Total Homes	4		Homes U	Inder	31		
Completed at 1 st Ap	ril		Construc	tion at 1 st			
2020			April 202	20			
Number of Homes	Completed by Year						
•							
2015/16	2016/17	2017	7/18	2018/19		2019/20	
-		-		-		31	
Commentary on Sit	e Progress						
Site progressing wel							
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			er/Agent Details behalf of Tas Valley Dev	velopments Ltd)			
Developer/Agent Reference	2006/0171/0	and the second					
Location		Aslacton: Coopers Scrap Yard					
Planning Status	Outline Permission						
Description of	Proposed er	ection of 15	5 dwellings				
Development					Charles and South		
		Site P	rogress				
Total Homes Completed at 1 st April 2020	0		Homes Under Construction at 1 st April 2020	0			
Number of Homes Com	pleted by Yea	nr		- Anno-			
		1	-4				
2015/16	2016/17	201	.7/18 2018/19	9 2019/20			
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Commentary on Site Pr							
2019/0460/D - Reserve	u muticis upp	incution per	nung consider acion.				
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	Site & Develo	oper/Agent D	etalls				
Developer/Agent	Samuel Porter c/o Po	A REAL PROPERTY AND A REAL	Contraction of the second s				
Reference		2015/2082 & 2018/1550					
Location	highly	Bawburgh: South of the Village Hall					
Planning Status		Detailed Permission					
Description of	10 dwellings						
Development	TO dwennigs						
	Site	Progress					
Total Homes	0	Homes U	nder	0			
Completed at 1 st Apr 2020			tion at 1 st	Ū			
Number of Homes Co	ompleted by Year						
2015/16	2016/17 2	017/18	2018/19		2019/20		
-			-				
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	Site & Dev	eloper/Agen	t Details			
Developer/Agent	Margaret Shelley at Lanpro (on behalf of Mr & Mrs Keable, site owner					
Reference	2017/2131					
Location	the second s	Bracon Ash: West of Long Lane				
Planning Status	Outline Permission	plus Reserve	ed matters for 14	plots		
Description of	15 self/custom-bui	ld units				
Development			and the second			
	Landa constrain a survey of a discrete state and constrained of the discrete	ite Progress				
Total Homes	5		s Under	5		
Completed at 1 st April			uction at 1 st			
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10 Commentary on Delive IT IS NOW VE BEFORE THE confirm that: • the site is avail out rate shown and, • that to the bes form is accurat	2021/22 ery Forecast ERY $UKELY$ END $0F$ 2 Develo lable, viable and can b in the delivery forecast st of my knowledge the	2022/23 AT ACC 021 per's Declara e delivered a ast. e information Develo	2023/24 ماردد لاق tion t the point envisa included within t	O = A CLES	build	
10 Commentary on Delive IT IS NOW VE BEFORE THE confirm that: • the site is avail out rate shown and, • that to the bes form is accurat	2021/22 ery Forecast ERY $UKELY$ END $0F$ 2 Develo lable, viable and can b in the delivery forecast st of my knowledge the	2022/23 AT ACC 02/ per's Declara e delivered a ast. e information Develo Print N	2023/24 الماليك المح tion t the point envisa included within t per/Agent: المالي ame: الإلى المح	O = PLETE aged and at the set of this Site Assessor G = A C E S	build	
10 Commentary on Delive IT IS NOW VE BEFORE THE confirm that: • the site is avail out rate shown and, • that to the bes form is accurat	2021/22 ery Forecast ERY $UKELY$ END $0F$ 2 Develo lable, viable and can b in the delivery forecast st of my knowledge the cliffe	2022/23 AT ACC 02/ per's Declara e delivered a ast. e information Develo Print N	2023/24 ماردد لاق tion t the point envisa included within t	O = PLETE aged and at the set of this Site Assessor G = A C E S	build	
10 Commentary on Delive IT IS NOW VE BEFORE THE confirm that: • the site is avail out rate shown and, • that to the bes form is accurat .ocal Authority: Print Name: Daisy Sute	2021/22 ery Forecast ERY LIKELY TH END OF 2 Develo lable, viable and can b in the delivery forecast st of my knowledge the te.	2022/23	2023/24 الماليك المح tion t the point envisa included within t per/Agent: المالي ame: الإلى المح	$COMPLETE ged and at the this Site Assess G \notin A \subset L \in SR$	build	

Site & Developer/Agent Details									
Developer/Agent	Nick Durrant		<u> </u>						
Reference	2014/2041/F	-							
Location	Brooke: High								
Planning Status	Full Permissio								
Description of	13 dwellings	/11							
Development	15 dweinings	15 Gwennigs							
Development		Site Progress							
Total Homes	Site Progress								
Completed at 1 st A		5 Homes Under 8 il Construction at 1 st							
2020			April 202						
Number of Homes	Completed by Year								
2015/16	2016/17	201	7/18	2018/19		2019/20			
-	-	-	-	-		5			
•	1	1		1	1	-			
Commentary on Sit	te Progress								
All dwellings on site	•	nished or a	started cor	nstruction.					
	,								
		Delivery	Forecast						
		-	Delivery Forecast						
-									
. 2020/21	2020/21 2021/22 2022/23 2023/24 2024/25								
2020/21	2021/22	202	2/23	2023/24		2024/25			
	2021/22	202	2/23	2023/24		2024/25			
		202	2/23	2023/24		2024/25			
8	elivery Forecast					2024/25			
8 Commentary on De	elivery Forecast					2024/25			
8 Commentary on De	elivery Forecast					2024/25			
8 Commentary on De	elivery Forecast					2024/25			
8 Commentary on De	elivery Forecast e have either been fi		started cor	nstruction.		2024/25			
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8 Commentary on De All dwellings on site I confirm that:	elivery Forecast e have either been fi	nished or s	started cor	nstruction.	ged a				
8 Commentary on De All dwellings on site I confirm that: • the site is a	elivery Forecast e have either been fi	nished or s eveloper s can be de	started cor	nstruction.	ged a				
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho	elivery Forecast e have either been fi Da vailable, viable and	nished or s eveloper s can be de	started cor	nstruction.	ged a				
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and,	elivery Forecast e have either been fi vailable, viable and own in the delivery	nished or s eveloper s can be del forecast.	started cor	on the point envisa	-	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled	nished or s eveloper s can be del forecast.	started cor	on the point envisa	-	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and,	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled	nished or s eveloper s can be del forecast.	started cor	on the point envisa	-	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is accu	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled	nished or s eveloper s can be del forecast.	started cor Declarati livered at t	on the point envisa	this Si	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled	nished or s eveloper s can be del forecast.	started cor Declarati livered at t	on the point envisa	this Si	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is acco Local Authority:	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate.	nished or s eveloper s can be del forecast.	Declaration in Develop	on the point envisa	this Si ants	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is accu	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate.	nished or s eveloper s can be del forecast.	Declaration in Develop	on the point envisa ncluded within f er/Agent: Durra	this Si ants	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is accu Local Authority: Print Name: Daisy S	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate. Sutcliffe	nished or s eveloper s can be del forecast.	Declarati Declarati livered at t prmation in Develop Print Nat	on the point envisa ncluded within t er/Agent: Durra me: Daniel Mot	this Si ants :h	nd at the build te Assessment			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is acco Local Authority:	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate. Sutcliffe	nished or s eveloper s can be del forecast.	Declarati Declarati livered at t prmation in Develop Print Nat	on the point envisa ncluded within t er/Agent: Durra me: Daniel Mot	this Si ants :h	nd at the build			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is accu Local Authority: Print Name: Daisy S	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate. Sutcliffe anning Monitoring	nished or s eveloper s can be del forecast.	Declarati Declarati livered at t ormation in Develop Print Nat Job Title	on the point envisa ncluded within t er/Agent: Durra me: Daniel Mot	this Si ants :h	nd at the build te Assessment			
8 Commentary on Detail All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is accut Local Authority: Print Name: Daisy S Job Title: Spatial PL	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate. Sutcliffe anning Monitoring	nished or s eveloper s can be del forecast.	Declarati Declarati livered at t Drmation i Develop Print Nat Job Title Technicia	on the point envisa ncluded within t er/Agent: Durra me: Daniel Mot : Architectural I an	this Si ants h Desigi	nd at the build te Assessment			
8 Commentary on De All dwellings on site I confirm that: • the site is a out rate sho and, • that to the form is accu Local Authority: Print Name: Daisy S Job Title: Spatial Pla	elivery Forecast e have either been fi vailable, viable and own in the delivery best of my knowled urate. Sutcliffe anning Monitoring	nished or s eveloper s can be del forecast.	Declarati Declarati livered at t Drmation i Develop Print Nat Job Title Technicia	on the point envisa ncluded within t er/Agent: Durra me: Daniel Mot	this Si ants h Desigi	nd at the build te Assessment			

	Site 8	Developer/Age	nt 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 a	and 2 commercial	units			
		Site Progress				
Total Homes Completed at 1 st April 2020	20		es Under cruction at 1 st 2020	Several		
Number of Homes Com	pleted by Year	h tr				
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 condition, and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority:	Developer/Agent: Bennett Homes
Print Name: Daisy Sutcliffe	Print Name: Adam Bey
Job Title: Spatial Planning Monitoring Officer	Job Title: Doudopment Pireto-
Date: 21 st August 2020	Date: 21/8/20.

	0 º D	walaparl	Agont Dot			
Developer/Agent	Jordan Last c/d	-	Agent Det /impey Ea			
Reference	2013/0567 & 2	•				
Location	Costessey: We	-				
	Full Permission		e Fallin			
Planning Status		11				
Description of	509 dwellings					
Development		Cite Dr				
Total Homes	274	Site Pr	Homes L	Index	0	
	274			ction at 1 st	0	
Completed at 1 st Ap						
2020			April 202	20		
Number of Homes	Completed by Year					
. 2015/16	2016/17	201	7/18	2018/19		2019/20
25	82	75	-	48		44
Commentary on Sit	e Progress					
	tion. Build rates in li	no	uolone (orocast as fam		
		Dolivory	Forecast			
		Delivery	Forecast			
. 2020/21	2021/22	Delivery		2023/24		2024/25
2020/21 37	2021/22 58			2023/24 62		2024/25
-	-	202		-		
-	58	202		-		
37	58	202		-		
	58	202		-		
	58	202		-		
37	58 livery Forecast	202 2		62		
37	58 livery Forecast	202 2	2/23	62		
37 Commentary on De	58 livery Forecast De	202 64 eveloper s	2/23 Declaratio	62 on	ged	-
37 Commentary on De I confirm that: • the site is a	58 Ivery Forecast De vailable, viable and o	202: 64 eveloper s	2/23 Declaratio	62 on	ged	-
37 Commentary on De I confirm that: • the site is an out rate sho	58 livery Forecast De	202: 64 eveloper s	2/23 Declaratio	62 on	ged	-
37 • Commentary on De I confirm that: • the site is a	58 Ivery Forecast De vailable, viable and o	202: 64 eveloper s	2/23 Declaratio	62 on	ged	-
37 Commentary on De I confirm that: • the site is an out rate sho and,	58 Privery Forecast De vailable, viable and o own in the delivery f	202 64 eveloper s can be del forecast.	2/23 Declaration	62 on the point envisa	-	and at the build
37 Commentary on De I confirm that: • the site is an out rate sho and,	58 livery Forecast De vailable, viable and o own in the delivery f best of my knowled	202 64 eveloper s can be del forecast.	2/23 Declaration	62 on the point envisa	-	and at the build
 37 Commentary on Design of the site is an out rate show and, that to the site is accurate show and, that to the site is accurate show and, 	58 livery Forecast De vailable, viable and o own in the delivery f best of my knowled	202 64 eveloper s can be del forecast.	2/23 Declaration ivered at t	62 on the point envisa ncluded within t	this S	and at the build
 37 Commentary on De I confirm that: the site is arout rate showing and, that to the 	58 livery Forecast De vailable, viable and o own in the delivery f best of my knowled	202 64 eveloper s can be del forecast.	2/23 Declaration ivered at t	62 on the point envisa	this S	and at the build
 37 Commentary on Design of the site is an out rate show and, that to the site is accurate show and, that to the site is accurate show and, 	58 Privery Forecast De vailable, viable and o own in the delivery f best of my knowledg urate.	202 64 eveloper s can be del forecast.	2/23 Declaration ivered at to prmation in Develop	62 on the point envisa ncluded within t	this S or Wi	and at the build
37 Commentary on De I confirm that: • the site is ar out rate sho and, • that to the I form is accu Local Authority: Print Name: Daisy S	58 Privery Forecast De vailable, viable and o own in the delivery f best of my knowledg urate.	202 64 eveloper s can be del forecast. ge the info	2/23 Declaration ivered at to prmation in Develope Print Nation	on the point envisa ncluded within t er/Agent: Taylo	this S or Wi	and at the build Site Assessment

	Sito 8	Developer/Age	nt Details	
Developer/Agent		c/o Barratt East		
Reference		-	leford NP HOU1	
Location			leighbourhood Allo	cation
Planning Status	Detailed Perm			
Description of			re & primary schoo	1
Development	0p to 050 dwe	enings, local ceri	re & prinary schoo	1
Development		Site Progres		
Total Homes	0		es Under	12
Completed at 1 st A			truction at 1 st	12
2020			2020	
	Completed by Year			
•	. ,			
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
•		1	I	I
Commentary on Sit	te Progress			
Following application	-			
U 11	for phase 1 spine ro	ad, drainage an	d landscaping	
2018/2200/D - RM	for appearance, lay	out and scale		
Plots under constru	iction are only at fou	Indation level or	lower	
		Delivery Forec	ast	
•		-		
. 2020/21	2021/22	2022/23	2023/24	2024/25
2020/21 12	2021/22 115			2024/25 121
	115	2022/23	2023/24	-
12 Commentary on De	115 elivery Forecast	2022/23	2023/24	-
12 • Commentary on De 2025/26 – 121 Unit	115 elivery Forecast	2022/23	2023/24	
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units	115 elivery Forecast s	2022/23 119	2023/24 117	121
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2	115 Elivery Forecast s 1, whilst only 12 init	2022/23 119 tial units will be	2023/24 117 completed, the site	121 will be undergoing
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru	115 elivery Forecast s 1, whilst only 12 init cture work including	2022/23 119 tial units will be the setup of tw	2023/24 117 completed, the site o construction com	121 will be undergoing pounds. This site will
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult	2022/23 119 cial units will be g the setup of tw taneous constru	2023/24 117 completed, the site o construction com	121 will be undergoing pounds. This site will
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so	115 elivery Forecast s 1, whilst only 12 init cture work including	2022/23 119 cial units will be g the setup of tw taneous constru	2023/24 117 completed, the site o construction com	121 will be undergoing pounds. This site will
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal.	2023/24 117 completed, the site o construction com ction/sales outlets h	121 will be undergoing
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th	2022/23 119 cial units will be g the setup of tw taneous constru	2023/24 117 completed, the site o construction com ction/sales outlets h	121 will be undergoing pounds. This site will
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that:	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De	2022/23 119 tial units will be g the setup of tw taneous constru- han normal.	2023/24 117 completed, the site o construction com ction/sales outlets h	121 will be undergoing pounds. This site will hence why delivery per
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simuli onwards is higher th De vailable, viable and o	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla	2023/24 117 completed, the site o construction com ction/sales outlets h	121 will be undergoing pounds. This site will
12 Commentary on Determination 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla	2023/24 117 completed, the site o construction com ction/sales outlets h	121 will be undergoing pounds. This site will hence why delivery per
12 Commentary on Determination 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simuli onwards is higher th De vailable, viable and o	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla	2023/24 117 completed, the site o construction com ction/sales outlets h	121 will be undergoing pounds. This site will hence why delivery per
12 Commentary on Decentry 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate show and,	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simul onwards is higher th De vailable, viable and o own in the delivery f	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast.	2023/24 117 completed, the site o construction com ction/sales outlets h ration at the point envisa	121 will be undergoing pounds. This site will hence why delivery per
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate sho and, • that to the	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast.	2023/24 117 completed, the site o construction com ction/sales outlets h ration at the point envisa	121 will be undergoing pounds. This site will hence why delivery per
12 Commentary on Decentry 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate show and,	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast.	2023/24 117 completed, the site o construction com ction/sales outlets here and the point envisation ration at the point envisation on included within the point envisation	121 will be undergoing pounds. This site will hence why delivery per ged and at the build
12 Commentary on De 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate sho and, • that to the	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast.	2023/24 117 completed, the site o construction com ction/sales outlets here and the point envisation ration at the point envisation on included within the point envisation	121 will be undergoing pounds. This site will hence why delivery per ged and at the build
12 Commentary on Decemposities 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate sho and, • that to the form is accu Local Authority:	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg urate.	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast. ge the informati	2023/24 117 completed, the site o construction com ction/sales outlets h ration at the point envisation on included within t included within t	121 will be undergoing pounds. This site will nence why delivery per ged and at the build this Site Assessment tt David Wilson Home
12 Commentary on Decentry 2025/26 – 121 Unit 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate shown and, • that to the form is accurate	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg urate.	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast. ge the informati	2023/24 117 completed, the site o construction com ction/sales outlets here and the point envisation ration at the point envisation on included within the point envisation	121 will be undergoing pounds. This site will nence why delivery per ged and at the build this Site Assessment tt David Wilson Home
12 Commentary on December 2025/26 – 121 Units 2026-27 – 45 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate show and, • that to the form is accument. Local Authority: Print Name: Daisy Sector	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg urate.	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast. ge the informati Deve Print	2023/24 117 completed, the site o construction com construction com construction/sales outlets here at the point envisation ration at the point envisation included within the point envisation con included within the there are a subscription included within the there are a subscription included within the there are a subscription. Name: Chris Webb	121 will be undergoing pounds. This site will nence why delivery per ged and at the build this Site Assessment tt David Wilson Home
12 Commentary on December 2025/26 – 121 Units 2025/26 – 121 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate shown and, • that to the form is accut Local Authority: Print Name: Daisy Sector	115 elivery Forecast s 1, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg urate.	2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast. ge the informati Deve Print	2023/24 117 completed, the site o construction com ction/sales outlets h ration at the point envisation on included within t included within t	121 will be undergoing pounds. This site will nence why delivery per ged and at the build this Site Assessment tt David Wilson Home
12 Commentary on December 2025/26 – 121 Units 2025/26 – 121 Units Throughout 2020/2 significant infrastru be dual branded so year from 2021/22 I confirm that: • the site is a out rate shown and, • that to the form is accut Local Authority: Print Name: Daisy Sector	115 elivery Forecast s elivery Forecast s el, whilst only 12 init cture work including will have two simult onwards is higher th De vailable, viable and o own in the delivery f best of my knowledg urate. Sutcliffe anning Monitoring (2022/23 119 tial units will be g the setup of tw taneous constru- nan normal. eveloper s Decla can be delivered forecast. ge the informati Deve Print Dfficer Job T	2023/24 117 completed, the site o construction com construction com construction/sales outlets here at the point envisation ration at the point envisation included within the point envisation con included within the there are a subscription included within the there are a subscription included within the there are a subscription. Name: Chris Webb	121 will be undergoing pounds. This site will nence why delivery per ged and at the build this Site Assessment tt David Wilson Home per

		-				
	Site &	Develope	er/Agent [Details		
Developer/Agent	Spencer Burre	ll (on beha	alf of Big S	iky Developmen	ts)	
Reference	2013/1494/O (part) Cringleford NP HOU1 (part)					
Location	Cringleford: La	Cringleford: Land South of the A11 & East of the A47				
Planning Status	Outline & som	Outline & some detailed permissions				
Description of	350 dwellings	350 dwellings & 2,500 sqm of commercial floorspace within 650 dwelling				
Development	scheme					
		Site Pr	ogress			
Total Homes	0		Homes L	Jnder	60	
Completed at 1 st April			Construc	ction at 1 st		
2020			April 202	20		
Number of Homes Com	pleted by Year					
•						
. 2015/16	2016/17	2017	7/18	2018/19		2019/20

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

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	2024/25
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,

Local Authority:	Developer/Agent:
Print Name: Daisy Sutcliffe	Print Name: Spencer Burrell
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Director
Date: 21 st August 2020	Date: 25 September 2020

	Site &	Developer/Agent	Details	
Developer/Agent	James Griffith	s c/o KIER Living		
Reference	2013/1494/0	(part) Cringleford N	IP HOU1 (part)	
Location	Cringleford: N	ewfound Farm Neig	cation	
Planning Status	Outline & som	ne detailed permissi	ions	
Description of	300 dwellings	within a 650 dwelli	ng scheme	
Development				
		Site Progress		
Total Homes Completed at 1 st Ap 2020	oril	Homes Constru April 20	ction at 1 st	25
Number of Homes (Completed by Year			
•				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
•	_			
Commentary on Sit	•			
Following applicatio				
2018/2404/D - RM	, ,			
2018/2835/D - RM				
2018/2836/D – RM	for 90 aweilings			
		Delivery Forecast		
	2021/22	2022/23	2023/24	2024/25
///////	2021/22	2022/23	-	2027/23
2020/21 44	45	45	45	45

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,

Local Authority:	Developer/Agent:
Print Name: Daisy Sutcliffe	Print Name: James Griffiths
Job Title: Spatial Planning Monitoring Officer	Job Title: Head of Planning
Date: 21 st August 2020	Date: 1/10/20

			& Develope		Details	
Developer/Agent		Daniel Moth	c/o Durran	ts		
Reference		Allocation DIS	52			
Location		Diss: Land off	Park Road			
Planning Status		Land Allocation	on			
Description of		15 Dwellings	related to	the delive	ry of significant g	green infrastructure
Development		C C			, ,	
			Site Pr	ogress		
Total Homes		0		Homes L	Jnder	0
Completed at 1 st A	pril			Construc	ction at 1 st	
2020	•			April 202	20	
Number of Homes	Com	pleted by Year	•			
•						
2015/16		2016/17	201	7/18	2018/19	2019/20
	-	-	-		-	-
			1		1	1
Commentary on Si	ite Pro	ogress				
No site progress at						
No site progress ut	prese					
			Dolivory	Forecast		
			Delivery	Forecast		
. 2020/21		2021/22	202		2023/24	2024/25
. 2020/21	5	2021/22		2/23	2023/24	2024/25
2020/21	5	2021/22	202 10		2023/24	2024/25
-	-				2023/24 -	2024/25
- Commentary on D	eliver	y Forecast	10	2/23	-	-
- Commentary on D Our client is still of	eliver the in	y Forecast Intention to brin	10 ng this site	2/23 forward a	- nd develop, plan	ning will be submitted
- Commentary on D Our client is still of	eliver the in	y Forecast Intention to brin	10 ng this site	2/23 forward a	- nd develop, plan	ning will be submitted
- Commentary on D Our client is still of	eliver the in	y Forecast Intention to brin	10 ng this site	2/23 forward a	- nd develop, plan	ning will be submitted
- Commentary on D Our client is still of	eliver the in	y Forecast Itention to brin with the view	10 ng this site j to starting	2/23 forward a construct	nd develop, plan	ning will be submitted
Commentary on D Our client is still of at the beginning o	eliver the in	y Forecast Itention to brin with the view	10 ng this site	2/23 forward a construct	nd develop, plan	ning will be submitted
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Developer/Agent Reference	the second s	oper/Agent	Details		
	Oliver Chapman c/o	Chapman Ch	nartered Surveyo	ors	
	Allocation DIS1				
ocation	Diss: Land North of V	inces Road			
lanning Status	Land Allocation				
escription of	A residential develop	ment of 35	dwellings		
evelopment					
otal Homes		Progress			
ompleted at 1 st April 020	0	Homes Constru April 20	iction at 1 st	0	
lumber of Homes Com	pleted by Year	April 20	120		
2015/16	2016/17 20	017/18	2018/19		2019/20
• · · · ·	-		4	-	
2020/21	2021/22 20	022/23	2023/24		2024/25
	Delive	ry Forecast			
2020/21	2021/22 24	222/22	2022/24		
2020/21	-	022/23		12	
			15		20
confirm that: • the site is availal out rate shown i and,	Developed ble, viable and can be c in the delivery forecast.	r's Declarati lelivered at		nged and	at the build
	of my knowledge the ir	nformation i	ncluded within	this Site	Assessment
form is accurate					
form is accurate ocal Authority:		Develop	er/Agent:		
form is accurate	ffe	Develop Print Na		hapman	
form is accurate			me: Oliver Cl		

Site & Developer, r/Agent Ed Gilder c/o Badger Build 2018/0121 DIT1 Ditchingham: Tunneys Land Status Allocated site with Outline Status Allocated site with Outline on of Outline application for up eent 0 d at 1 st April 0 of Homes Completed by Year 0 5/16 2016/17 2017/ 6/16 2016/17 2017/ 6/16 2016/17 2017/ ary on Site Progress 5/F – Full application for 27 dwellings = P D/21 2021/22 2022/ ary on Delivery Forecast 8 ary on Delivery Forecast 8 ary on Delivery Forecast 9 beveloper s C 10 chat: e site is available, viable and can be delivery forecast.
2018/0121 DIT1 Ditchingham: Tunneys Lai Status Allocated site with Outlinion of Outline application for up on of Outline application for up inent Site Pro of Homes Completed by Year Image: Site Progress 5/16 2016/17 2017/ inf Homes Completed by Year Image: Site Progress 5/16 2016/17 2017/ inf Homes Completed by Year Image: Site Progress 5/F - Full application for 27 dwellings = P Image: Site Progress 5/F - Full application for 27 dwellings = P Image: Site Progress 0/21 2021/22 2022/ ary on Delivery Forecast 8 ary on Delivery Forecast Site Progress chat: e site is available, viable and can be delived
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thate shown in the delivery forecast.
ıd,
at to the best of my knowledge the infor
iority:
e: Daisy Sutcliffe
e: Daisy Sutcliffe
Spatial Planning Monitoring Officer
at to the best of my knowledge the infor rm is accurate. nority:
nd, at to the best of my knowledge the infor rm is accurate.

	Cite	0 Davidance		at at la	
Developer/Agent		& Developer			
Developer/Agent		es c/o Persim		ies	
Reference	-	Allocation EAS			
Location		th and East of	rvillage		
Planning Status	Outline Perr				C . L
Description of	890 dwelling	gs and village	centre, s	outh and east o	f the village
Development					
T . 1. 1. 1		Site Pro			<u>^</u>
Total Homes Completed at 1 st A	0		Homes U	nder tion at 1 st	0
2020	.prii				
	Completed by Yea		April 202	0	
Number of nomes	completed by rea	11			
. 2015/16	2016/17	2017	/10	2018/19	2019/20
2013/10	2010/17	2017	10	2010/19	2015/20
-				-	
Commentary on S	ite Progress				
commentary on s	te mogress				
		Delivery F	orecast		
		Delivery	orecase		
. 2020/21	2021/22	2022	/23	2023/24	2024/25
2020/21	40	80	20	80	80
•					
Commentary on D	elivery Forecast				
•					
Reserved Matters	for Phase 1 submit	tted May 202	0. Target	Committee Q1	2021 with first
completions forec	ast for Q4 2021.		-		
		Developer s [Declaratio	on	
I confirm that:		Developer s [Declaratio	on	
					ged and at the build
• the site is a		d can be deliv			ged and at the build
out rate sh	available, viable an	d can be deliv			ged and at the build
 the site is a out rate sh and, 	available, viable an nown in the deliver	d can be deliv y forecast.	vered at t	he point envisa	-
 the site is a out rate sh and, that to the 	available, viable an nown in the deliver e best of my knowle	d can be deliv y forecast.	vered at t	he point envisa	ged and at the build his Site Assessment
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Developer / Aug				er/Agent D			
Developer/Agent		Michael Goldn		••	opments		
Reference		2018/1317 All					
Location		Earsham: Lodg	ge Field, S	chool Lane	2		
Planning Status		Full Permission	n				
Description of		16 dwellings					
Development		-					
			Site Pr	ogress			
Total Homes		10		Homes L	Inder	0	
Completed at 1 st A	pril	-			tion at 1 st		
2020	P			April 202			
Number of Homes	Com	nleted by Vear		7.011 202			
Number of Homes	com						
. 2015/16		2016/17	201	7/18	2018/19		2019/20
		2010/17	201	//10	•		-
-	-		-		-		10
•							
Commentary on Si	te Pro	ogress					
			Delivery	Forecast			
2020/24		2021/22		-	-		-
2020/21		2021/22	202	2/23	2023/24		2024/25
6	-	2021/22	- 202	2/23	2023/24		2024/25
	-	2021/22	- 202	2/23			-
			-	2/23			-
6			-	2/23			-
6			-	2/23			-
6			-	2/23			-
6			-	2/23			-
6		y Forecast	-		-		-
6 Commentary on De		y Forecast	-	2/23 Declarati	-		-
6 • Commentary on De	eliver	ry Forecast De	- eveloper s	Declarati	on		
6 Commentary on De I confirm that: • the site is a	eliver	'y Forecast De ble, viable and o	- eveloper s	Declarati	-		
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6 Commentary on De I confirm that: • the site is a out rate sh and, • that to the	eliver availa own best	y Forecast De ble, viable and o in the delivery f of my knowled	- eveloper s can be del orecast.	Declarati	on che point envisa	ged a this Si	nd at the build
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6 Commentary on Description I confirm that: • the site is a out rate shout r	eliver availa own best urate Sutcli	y Forecast De ble, viable and d in the delivery f of my knowledg iffe	- can be del orecast. ge the info	Declarati livered at t prmation i Develop Print Nat	on the point envisa ncluded within the er/Agent: Cripp me: Mike Goldr	ged a this Si is Dev	nd at the build te Assessment elopments Ltd
6 Commentary on Description I confirm that: • the site is a out rate shout r	eliver availa own best urate Sutcli	y Forecast De ble, viable and d in the delivery f of my knowledg iffe	- can be del orecast. ge the info	Declarati livered at t prmation i Develop Print Nat	on the point envisa ncluded within t er/Agent: Cripp	ged a this Si is Dev	nd at the build te Assessment elopments Ltd

Developer/Agent				
Doveloper/Agent	Site &	Developer/Age	nt Details	
Developer/Agent	Chris Smith c/	o Hopkins & Mo	ore Developments	Ltd
Reference	2019/1013/F	Allocation GIL1		
Location	Gillingham: No	orwich Road		
Planning Status	Full Permissio	n		
Description of	Residential de	velopment of 22	dwellings, togethe	er with associated public
Development		•	ging and car parkir	•
	open opaco) a	Site Progress		.8.
Total Homes	0		es Under	0
Completed at 1 st Ap			ruction at 1 st	U C
2020		April		
Number of Homes (Completed by Year	Арти	2020	
Number of nomes (
. 2015/16	2016/17	2017/18	2018/19	2019/20
2015/10		2017/18	2018/19	
-	-	-	-	-
•				
Commentary on Site	e Progress			
		Delivery Forec	ist	
•				
. 2020/21	2021/22	2022/23	2023/24	2024/25
2020/21	2021/22	2022/23	2023/24	2024/25
2020/21 -			2023/24	
•	22		2023/24 -	
2020/21 - Commentary on De	22		2023/24 -	
- Commentary on De	22 livery Forecast	-	-	
- Commentary on De Site Commencemen	22 livery Forecast It delayed until July	- 2020 due to Cov	-	
- Commentary on De	22 livery Forecast It delayed until July	- 2020 due to Cov	-	
- Commentary on De Site Commencemen	22 livery Forecast It delayed until July o be completed by	- 2020 due to Cov May 2022.	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t	22 livery Forecast It delayed until July o be completed by	- 2020 due to Cov	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that:	22 livery Forecast It delayed until July o be completed by De	- 2020 due to Cov May 2022. eveloper s Decla	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av	22 livery Forecast It delayed until July o be completed by De vailable, viable and	- 2020 due to Cov May 2022. eveloper s Decla can be delivered	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av	22 livery Forecast It delayed until July o be completed by De	- 2020 due to Cov May 2022. eveloper s Decla can be delivered	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho	22 livery Forecast It delayed until July o be completed by De vailable, viable and	- 2020 due to Cov May 2022. eveloper s Decla can be delivered	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av	22 livery Forecast It delayed until July o be completed by De vailable, viable and	- 2020 due to Cov May 2022. eveloper s Decla can be delivered	id Pandemic.	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and,	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast.	id Pandemic. ration at the point envisa	
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and,	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast.	id Pandemic. ration at the point envisa	aged and at the build
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the k form is accu	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the informatio	id Pandemic. ration at the point envisa	aged and at the build
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the b	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the informatio	id Pandemic. ration at the point envisa	aged and at the build
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the k form is accu Local Authority:	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f pest of my knowled irate.	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the information Deve	id Pandemic. ration at the point envisa on included within	aged and at the build this Site Assessment
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the k form is accu	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f pest of my knowled irate.	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the information Deve	id Pandemic. ration at the point envisa	aged and at the build this Site Assessment
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the k form is accu Local Authority: Print Name: Daisy S	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f poest of my knowled arate.	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the information Deve Print	id Pandemic. at the point envisa on included within loper/Agent: Name: Chris Smith	aged and at the build this Site Assessment
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the k form is accu Local Authority:	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f poest of my knowled arate.	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the information Deve Print	id Pandemic. ration at the point envisa on included within	aged and at the build this Site Assessment
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is avout rate shood and, • that to the beform is accut Local Authority: Print Name: Daisy S Job Title: Spatial Pla	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f pest of my knowled arate.	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the information ge the information Deve Print Officer Job T	id Pandemic. ration at the point envisa on included within loper/Agent: Name: Chris Smith itle: Development	aged and at the build this Site Assessment Planner
- Commentary on De Site Commencemen All Dwellings likely t I confirm that: • the site is av out rate sho and, • that to the k form is accu Local Authority: Print Name: Daisy S	22 livery Forecast at delayed until July o be completed by De vailable, viable and own in the delivery f pest of my knowled arate.	- 2020 due to Cov May 2022. eveloper s Decla can be delivered forecast. ge the information ge the information Deve Print Officer Job T	id Pandemic. at the point envisa on included within loper/Agent: Name: Chris Smith	aged and at the build this Site Assessment Planner

and and the second	Site & Deve	loper/Agent [Details		
Developer/Agent	Mark Nolan c/o Cha	plin Farrant			
Reference	2018/1934/O & Allo	ocation HAL1			
Location	Hales: North of Yarmouth Road				
Planning Status	Land Allocation with outline permission				
Description of	Outline application for 20 dwellings (including 6 affordable units) with				
Development	access, associated in	nfrastructure a	and public oper	n space.	
	Sit	te Progress			
Total Homes Completed at 1 st April 2020	0	Homes L Construe April 202	ction at 1 st	0	
Number of Homes Com	pleted by Year				
2015/16	2016/17	2017/18	2018/19	2019/20	
			-		
	I				
	Deli	very Forecast			
2020/21	2021/22	2022/23	2023/24	2024/25	
2020/21	10 -	10	2023/24	-	
		10			
	Develop	per's Declarati	ion		
out rate shown and,	able, viable and can be in the delivery foreca t of my knowledge the e.	ost.			
Local Authority:		Develop	er/Agent:		
Print Name: Daisy Sutc	liffe	Print Na		. horman	
Contraction of the second second					
Job Title: Spatial Plann	ing Monitoring Office	er Job Title	: Archite	2020	

anning Status escription of evelopment	Mr & Mrs Gib 1998/1119 Harleston: La Full Permissio	& Developer/Agent obons, Wilderness Fa nd at Cranes Meado on 7 dwellings and asso	armhouse ow		
eference ocation lanning Status escription of evelopment otal Homes	Harleston: La Full Permissio	on			
lanning Status escription of evelopment	Full Permissio	on			
escription of evelopment					
evelopment	Erection of 27	dwellings and asso			
otal Homes	No. 8 1999 Burney State State on State State	100 100 2 010 100 900 10	ciated works		
otal Homes		Site Progress			
ompleted at 1 st April 020	18	April 20	ction at 1 st	0	
umber of Homes Com	pleted by Year				
2015/16	2016/17	2017/18	2019/10		
	2010/11	2017/10	2018/19	0	
		Delivery Forecast			
2020/21	2024/22				
6	2021/22	2022/23	2023/24	2024/25	
0					
mmentary on Delivery e to Lockdown progre a result of lockdown i e bricks required.	ess, has been de	elayed by approxim ervices was delayed	ately 9 months d & prior to that	t there was a dela	
	Des	veloper's Declaratio	20		
Carlos and the second second	1914L				
onfirm that:	De	renoper a Declaratio		and the second second	

Local Authority:	Developer/Agent:
Print Name: Daisy Sutcliffe	Print Name: S Gibbons
Job Title: Spatial Planning Monitoring Officer	Job Title: Developer
Date: 21 st August 2020	Date: 04 Sep 2020

	Site & D	eveloper/Agent	Details	
Developer/Agent	Nick Durrant c/c	Construction of the Article Property of the Article Pr		
Reference	HAR4			
Location	Harleston – Spir	ketts Lane/ Lime	Close	
Planning Status	Allocated Lane		1 * 100 Y	
Description of	95 dwellings			
Development				
	the second s	Site Progress		
Total Homes	0	Homes	Under	0
Completed at 1 st A 2020	pril	Constru April 20	uction at 1 st)20	
	Completed by Year	, dan er		4
2015/16	2016/17	2017/18	2018/19	2019/20
			-	-
lanning applicatio				
	C	Delivery Forecast		
2020/21		Delivery Forecast	-	
2020/21	2021/22	2022/23	2023/24	2024/25
2020/21 15	2021/22		-	2024/25
15 Commentary on De	2021/22 40 4 elivery Forecast	2022/23 40	2023/24	-
15 Commentary on De Land owner looking developer to make application is not co confirm that:	2021/22 40 4 elivery Forecast 4 g to sell as soon as the the detailed applicatio onsidered necessary.	2022/23 40 Charity Commiss on. With the stren eloper's Declarat	2023/24 - ion have respond ogth of the plan o	- ded. It will be for the allocation an outline
15 Commentary on Do Land owner looking developer to make application is not co I confirm that: • the site is a	2021/22 40 elivery Forecast g to sell as soon as the the detailed applicatio onsidered necessary. Deve	2022/23 40 Charity Commiss on. With the stren eloper's Declarat	2023/24 - ion have respond ogth of the plan o	- ded. It will be for the allocation an outline
15 Commentary on De Land owner looking developer to make application is not co confirm that: • the site is a out rate sh and,	2021/22 40 4 elivery Forecast 4 g to sell as soon as the the detailed applicatio onsidered necessary. 0 Development 0 available, viable and ca own in the delivery for 0 best of my knowledge 0	2022/23 40 Charity Commiss on. With the stren eloper's Declarat n be delivered at recast.	2023/24 - ion have respond ogth of the plan of tion	ded. It will be for the allocation an outline
15 Commentary on De Land owner looking developer to make application is not co confirm that: • the site is a out rate sh and, • that to the form is acc	2021/22 40 4 elivery Forecast 4 g to sell as soon as the the detailed applicatio onsidered necessary. 0 Development 0 available, viable and ca own in the delivery for 0 best of my knowledge 0	2022/23 40 Charity Commiss on. With the stren eloper's Declarat n be delivered at recast.	2023/24 - ion have respond ogth of the plan of tion	- ded. It will be for the allocation an outline aged and at the build this Site Assessment
15 Commentary on De Land owner looking developer to make application is not co l confirm that: • the site is a out rate sh and, • that to the	2021/22 40 4 elivery Forecast 4 g to sell as soon as the the detailed applicatio onsidered necessary. 0 Devaluation 0 available, viable and ca own in the delivery for 0 best of my knowledge urate. 0	2022/23 40 Charity Commiss on. With the stren eloper's Declarat n be delivered at recast. the information Develo	2023/24 - ion have respond ogth of the plan of tion the point envisa included within	ded. It will be for the allocation an outline aged and at the build this Site Assessment rants
15 Commentary on De Land owner looking developer to make application is not co confirm that: • the site is a out rate sh and, • that to the form is acc Local Authority: Print Name: Daisy	2021/22 40 4 elivery Forecast 4 g to sell as soon as the the detailed applicatio onsidered necessary. 0 Devaluation 0 available, viable and ca own in the delivery for 0 best of my knowledge urate. 0	2022/23 40 Charity Commiss on. With the stren eloper's Declarat n be delivered at recast. the information Develo Print Na	2023/24 - ion have respond ogth of the plan of tion the point envisa included within per/Agent: Duri	ded. It will be for the allocation an outline aged and at the build this Site Assessment rants

The Martin Washington and	Site &	Developer/Agent	Details				
Developer/Agent	Julian Wells c/	o FW Properties		47 -			
Reference	HEM1						
Location	Hempnall: off	lempnall: off Bungay Road 019/0864/F Full permission & Allocated Site					
Planning Status	2019/0864/F	tion of 23 dwelling	s with associated la	ndscaping, drainage			
Description of	and highways	works.					
Development	and ingitterys	Site Progress					
Total Homes Completed at 1 st Apri 2020		Homes Constru April 20	iction at 1 st				
Number of Homes Co	ompleted by Year						
2015/16	2016/17	2017/18	2018/19	2019/20			
2015/10	-	-	-	-			
See my co	very Forecast	one - on 2020 then	te basi ne will	- of charting			
See my co on site m out the with quarter 2	omment al October In one De De	one - on 2020 Iten principle other eveloper's Declara	tion	s of chartin build out the completion			
I confirm that: • the site is ava out rate show and, • that to the be	ailable, viable and evident of my knowledge	ene - on 2020 Hen principle eveloper's Declaration can be delivered at iorecast.	pro	d and at the build			
See my compared with a solution of the site is available of the site is available of the site is available out rate show and, that to the be form is accurate the site is a solution of the site is a solution of the solutio	ailable, viable and evident of my knowledge	eveloper's Declaration	ion the point envisage included within this	d and at the build			
See my compared of the state is available of the site is available of the site is available out rate show and, that to the beform is accurate the state of the state of the site is a second of the state of the sta	ailable, viable and over in the delivery for the set of my knowledge ate.	and a contract of the information	included within this	d and at the build			
See my compared of the state is available of the site is available of the site is available out rate show and, that to the bee form is accurate the state of the site is available of the state of the	ailable, viable and o vn in the delivery f est of my knowledgate.	eveloper's Declaration can be delivered at forecast. ge the information SIK Develo Print N	included within this per/Agent: FW ame: JJLIA	d and at the build Site Assessment Properter N WELLS			
See my Comparison of the state show and, • the state to the back form is accurate show and, • that to the back form is accurate state of the state	ailable, viable and o vin in the delivery f est of my knowled ate. out Norte itcliffe	eve - on 2020 Han principle eveloper's Declaration can be delivered at forecast. ge the information SIK Develo Print N	included within this per/Agent: FW ame: JJLIA	d and at the build Site Assessment Properter N WELLS			
See my compared with a solution of the solutio	ailable, viable and o vin in the delivery f est of my knowled ate. out Norte itcliffe	eveloper's Declaration can be delivered at forecast. ge the information SIK Develo Print N	included within this per/Agent: FW ame: JJLIA	d and at the build s Site Assessment Propertee N WELLS			

	Sit	te & Develope	er/Agent [Details			
Developer/Agent		st c/o Taylor V					
Reference		•		– RM (phase A1-	-A). 2	017/0151 – RM	
	-		-	hase A2) Allocat	•••	-	
Location		t: North Villag					
Planning Status	Outline pe	ermission for 4	105 dwellir	ngs & Detailed P	Permi	ssion for 791.	
-	Phase A1-	A = 95 dwellin	gs, Phase /	A1-B = 91 dwelli	ings,	Phase A2 = 181	
	dwellings						
Description of	1,196 dwe	llings with pri	imary scho	ol and local service	vices		
Development							
			rogress				
otal Homes Phase A1-A = 95			Homes L		0		
Completed at 1 st Ap		•		ction at 1 st			
2020	complete)		April 202	20			
	Phase A1-I	B = 62					
	dwellings	= 0 dwellings					
Number of Homes		-					
	completed by 1	Cai					
2015/16	2016/17	201	7/18	2018/19		2019/20	
_			4 4 40	Phase A1-A – 3	39	Phase A1-B – 3	
-	Phase A1-A – 7	7 Phase A	1-A – 49	THUSCALA .			
_	Phase A1-A – 7	Phase A:	1-A – 49	(site now		Phase A2 - 0	
-	Phase A1-A – 7	Phase A:	1-A – 49			Phase A2 - 0	
Commentary on Sit	t <mark>e Progress</mark> lete (95 dwelling:	s), Phase A1-E		(site now complete) Phase A1-B - 3			
- Commentary on Sit Phase A1-A = compl Phase A2 = not yet s	t <mark>e Progress</mark> lete (95 dwelling:	s), Phase A1-E Ilings)		(site now complete) Phase A1-B - 3			
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s	t e Progress lete (95 dwelling. started (181 dwe	s), Phase A1-E Ilings) Delivery	B = 62 units Forecast	(site now complete) Phase A1-B - 3 complete. 29 re		ning.	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020	te Progress lete (95 dwelling. started (181 dwe 2021	s), Phase A1-E ellings) Delivery 20	3 = 62 units	(site now complete) Phase A1-B - 3 complete. 29 re 2023		ning. 2024	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s	t e Progress lete (95 dwelling. started (181 dwe	s), Phase A1-E Ilings) Delivery	B = 62 units Forecast	(site now complete) Phase A1-B - 3 complete. 29 re		ning.	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020	te Progress lete (95 dwelling. started (181 dwe 2021	s), Phase A1-E ellings) Delivery 20	B = 62 units Forecast	(site now complete) Phase A1-B - 3 complete. 29 re 2023		ning. 2024	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020	te Progress lete (95 dwelling. started (181 dwe 2021 54	s), Phase A1-E ellings) Delivery 20	B = 62 units Forecast	(site now complete) Phase A1-B - 3 complete. 29 re 2023		ning. 2024	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020 33	te Progress lete (95 dwelling. started (181 dwe 2021 54	s), Phase A1-E ellings) Delivery 20	3 = 62 units Forecast)22	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44		ning. 2024	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020 33 Commentary on De Commentary on De	te Progress lete (95 dwelling. started (181 dwe 2021 54	s), Phase A1-E Ilings) Delivery 60 60	B = 62 units Forecast 22 Declarati	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44	emai	ning. 2024 2	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020 33 Commentary on De Commentary on De	te Progress lete (95 dwelling. started (181 dwe 2021 54 elivery Forecast	s), Phase A1-E Ilings) Delivery 60 60	B = 62 units Forecast 22 Declarati	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44	emai	ning. 2024 2	
Commentary on Sit Phase A1-A = compl Phase A2 = not yet s 2020 33 Commentary on De Confirm that: • the site is a out rate sho and,	te Progress lete (95 dwelling) started (181 dwe 2021 54 elivery Forecast vailable, viable a own in the delive best of my know	s), Phase A1-E ellings) Delivery 60 Boveloper s and can be delery forecast.	B = 62 units Forecast 22 Declarati livered at t	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44	emain	ning. 2024 2 and at the build	
Commentary on Sit Phase A1-A = comple Phase A2 = not yet s 2020 33 Commentary on De Commentary on De I confirm that: • the site is a out rate sho and, • that to the	te Progress lete (95 dwelling) started (181 dwe 2021 54 elivery Forecast vailable, viable a own in the delive best of my know	s), Phase A1-E ellings) Delivery 60 Boveloper s and can be delery forecast.	B = 62 units Forecast 22 Declarati livered at t prmation i	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44	emain aged a this S	and at the build	
Commentary on Sit Phase A1-A = comple Phase A2 = not yet s 2020 33 Commentary on Dec I confirm that: • the site is a out rate sho and, • that to the form is accu Local Authority: Print Name: Daisy S	te Progress lete (95 dwelling. started (181 dwe 2021 54 elivery Forecast vailable, viable a own in the delive best of my know urate. Sutcliffe	s), Phase A1-E ellings) Delivery 20 60 Developer s and can be delery forecast.	B = 62 units Forecast D22 Declarati livered at 1 prmation i Develop Print Na	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44 on the point envisa ncluded within the er/Agent: Taylo me: Jordan Last	emain aged a this S or Wi t	and at the build	
Commentary on Sit Phase A1-A = comple Phase A2 = not yet s 2020 33 Commentary on Dec I confirm that: • the site is a out rate sho and, • that to the form is accu	te Progress lete (95 dwelling) started (181 dwe 2021 54 elivery Forecast vailable, viable a own in the delive best of my know urate. Sutcliffe anning Monitori	s), Phase A1-E ellings) Delivery 20 60 Developer s and can be delery forecast.	B = 62 units Forecast D22 Declarati livered at t ormation i Develop Print Na Job Title	(site now complete) Phase A1-B - 3 complete. 29 re 2023 44 on the point envisa ncluded within the er/Agent: Taylo	emain aged a this S or Wi t ng Co	and at the build	

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 Villag						
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	1,196 dwellings with pri	mary school and local ser	vices				
Development							
	Site Pr	ogress					
Total Homes	Phase B1-A = Site	Homes Under	Phase B1-B = 44				
Completed at 1 st April	complete, Phase B1-B Construction at 1 st Phase B2 = 0						
2020	= 58, Phase B2 = 0 April 2020						
	dwellings						
Number of Homes Com	pleted by Year						

	2015/16	2016/17	2017/18	2018/19	2019/20
-		Phase B1-A = 26	Phase B1-A = 46	Phase B1-A =54	Phase B1-B = 58
				(now complete)	Phase B2 = 0

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 B3 = 70	Phase B3 = 70
		(Phase		
		complete)		
		Phase B3 = 22		

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,

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	er/Agent Hannah Smith, Lanpro Services					
Reference	2017/2843 & 1	2017/2843 & 2019/2485				
Location	Little Melton:	South of School La	ne			
Planning Status	Outline Permi	ssion with Reserve	d Matters Submi	tted		
Description of	30 dwellings a	nd associated wor	٢S			
Development						
		Site Progress				
Total Homes Completed at 1 st Apr 2020	0					
Number of Homes Co	ompleted by Year					
•						
2015/16	2016/17	2017/18	2018/19		2019/20	
-	-	-	-		-	
-						
Commentary on Site Progress						

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

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
	30			

Commentary on Delivery Forecast

As noted above, RM application approved. Applications to discharge planning conditions on the outline approval are imminent.

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,

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

		Develope							
Developer/Agent	James Nicholl	-	olk Homes	Ltd					
Reference	Allocation LN								
Location	Long Stratton								
Planning Status	Allocated site	with hybri	d applicat	ion under cons	idera	tion			
Description of	600 dwellings	, link road	and emplo	oyment land					
Development									
		Site Pr	ogress						
Total Homes	0 Homes Under 0								
Completed at 1 st Ap									
2020			April 202	20					
Number of Homes (Completed by Year	I							
•									
2015/16	2016/17	2017	/18	2018/19		2019/20			
-	-	-		-		-			
· ·	1	1		1					
Commentary on Sit	o Drogross								
		Delivery	Delivery Forecast						
. 2020/21	2021/22	2022		2023/24		2024/25			
2020/21 0	2021/22	-		2023/24 30		2024/25 30			
		2022							
	0	2022							
0.	0 livery Forecast	2022 0	2/23	30					
0	0 livery Forecast	2022	2/23	30					
0 Commentary on De I confirm that: • the site is av	0 livery Forecast	2022 0 eveloper s can be deli	2/23 Declarati	30 on	aged	30			
0 Commentary on De I confirm that: • the site is av	0 elivery Forecast Devailable, viable and	2022 0 eveloper s can be deli	2/23 Declarati	30 on	eged	30			
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0 Commentary on De I confirm that: • the site is avout rate shown and, • that to the b	0 Provide the second se	2022 0 eveloper s can be deli forecast.	2/23 Declarati ivered at t	30 on the point envisa	this S	30 and at the build Site Assessment			
0 Commentary on De I confirm that: • the site is avout rate shown and, • that to the bactory of the state is a state of the state is a state of the state of	0 Previous forecast vailable, viable and own in the delivery for best of my knowled urate.	2022 0 eveloper s can be deli forecast.	2/23 Declaration ivered at the prmation in Develop	30 on the point envisa ncluded within	this S olk H	30 and at the build Site Assessment			
0 Commentary on De I confirm that: • the site is avout rate shown and, • that to the best form is accusors Local Authority:	0 Provide the second se	2022 0 eveloper s can be deli forecast. ge the info	2/23 Declarati ivered at t ormation in Develop Print Na	on the point envisa ncluded within er/Agent: Norf e	this S olk H wood	30 and at the build Site Assessment			

Site & Developer/Agent Details						
Developer/Agent	Developer/Agent Chris Webber c/o Barratt/David Wilson Homes					
Reference	Phase 1 - 2014/0732 & F	Phase 2 - 2016/2388 Alloc	ation POR1			
Location	Poringland: Heath Farm					
Planning Status	Detailed Permission					
Description of	270 dwellings (150 under Phase 1 - 2014/0732 & 120 under Phase 2 -					
Development	2016/2388)					
	Site Pr	ogress				
Total Homes	Phase 1 = 150	Homes Under	15			
Completed at 1 st April	(complete) Construction at 1 st					
2020	Phase 2 = 76	April 2020				
Number of Homes Com	pleted by Year					

•				
2015/16	2016/17	2017/18	2018/19	2019/20
Phase 1 - 3	Phase 1 - 76	Phase 1 - 63	Phase 1 – 8	Phase 1 – Site
		Phase 2 - 2	Phase 2 - 36	complete
				Phase 2 - 38

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	2024/25
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,

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: 21 st August 2020	Date: 29.08.2020

		Site &	Develope	er/Agent D	Details			
Developer/Ager	nt	Spencer Burre	ll (on beh	alf of Big S	ky Development	s)		
Reference		2019/2209 & /	Allocation	POR6 (par	rt)			
Location		Poringland, La	nd North	of Shotesh	nam Road			
Planning Status		Allocated site	(part) & fi	ull permiss	ion pending deci	ision		
Description of		15no. dwelling	gs and offi	ce accomr	nodation, with a	ssociated access,		
Development		parking and pl	ay space p	orovision				
			Site Pr	ogress				
Total Homes0Homes Under0								
Completed at 1 st April Construction at 1 st								
2020 April 2020								
Number of Homes Completed by Year								
•								
2015/16		2016/17	201	7/18	2018/19	2019/20		
0	0	-	0		0	0		
0	U		U		0	0		
Commontory or	Sito Dr	ograce						
Commentary on 2019/2209/F – p								
			Delivery	Forecast				
•								
2020/21		2021/22	2022	2/23	2023/24	2024/25		
	15							
•								
Commentary on	Delive	ry Forecast						
		De	eveloper s	Declarati	on			
I confirm that:								
				livered at t	the point envisag	ed and at the build		
out rate	shown	in the delivery f	orecast.					
and,								
		, , , ,						
			ge the info	ormation i	ncluded within th	nis Site Assessment		
form is a	accurate	2.						
Local Authority:				Develop	er/Agent: Big Sk	y Developments		
- 1				Local Authority: Developer/Agent: Big Sky Developments				
Print Name: Dai	sv Sutc	liffe						
	Sy Succ			Print Na	me: Spencer Bur	rell		
Iob Title: Spatia	Sy Succ			Print Na	me: Spencer Bur	rell		
Job Inter opula	-	ng Monitoring (Officer		me: Spencer Bur : Development D			
Date: 21 st Augus	l Planni		Officer	Job Title		Director		
	l Planni		Officer	Job Title	: Development D	Director		
	l Planni		Officer	Job Title	: Development D	Director		

Developer/ Reference Location	Agent	Site &					
Reference			Develope				
	Agent	James Nicholl					
Location		2010/1332 All					
				Street/So	uth of Stoke Ro	ad	
Planning St	atus	Detailed Perm	nission				
Description	of	232 dwellings					
Developme	ent						
			Site Pr	ogress			
Total Home	es	202		Homes L	Jnder	30	
Completed	mpleted at 1 st April				tion at 1 st		
2020				April 202	20		
Number of	Number of Homes Completed by Year						
2015/	/16	2016/17	201	7/18	2018/19		2019/20
9		1	26	,	13	1	-
5		-	20		10		<i>,</i>
Commenta	ry on Site	Progress					
13 complete	•	•					
42 complete	ed in 14/15)					
			Delivery	Forecast			
			1		-		
2020/	21	2021/22	202	2/23	2023/24		2024/25
25	5		-				
					-	-	
•					-	-	
Commenta	ry on Deliv	ery Forecast			-		
Commenta	<mark>ry on Deliv</mark>	ery Forecast	•		-		
Commenta	<mark>ry on Deliv</mark>	ery Forecast	•		-	-	
Commenta	<mark>ry on Deliv</mark>	ery Forecast	·		-	-	
Commenta	<mark>ry on Deliv</mark>	ery Forecast	·		-	-	
Commenta	<mark>ry on Deliv</mark>		eveloper s	Declarati	-	<u> </u>	
			eveloper s	Declarati	on		
l confirm th	at:	De					
I confirm th • the	at: site is ava	De lable, viable and	can be del				d at the build
l confirm th • the	at: site is ava	De	can be del				d at the build
I confirm th • the	at: site is ava rate show	De lable, viable and	can be del				d at the build
I confirm th • the out and	at: site is ava rate show I,	De lable, viable and n in the delivery f	can be del forecast.	livered at 1	the point envisa	ged an	
I confirm th • the out and • that	at: site is ava rate show I, t to the be	De lable, viable and n in the delivery f st of my knowled	can be del forecast.	livered at 1	the point envisa	ged an	
I confirm th • the out and • that	at: site is ava rate show I,	De lable, viable and n in the delivery f st of my knowled	can be del forecast.	livered at 1	the point envisa	ged an	
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I confirm th • the out and • that forr Local Autho	at: site is avai rate show I, t to the be m is accura Drity:	De lable, viable and n in the delivery f st of my knowled te.	can be del forecast.	ivered at t ormation i Develop	the point envisa ncluded within f er/Agent: Norf o	ged an this Site	e Assessment
I confirm th • the out and • that form	at: site is avai rate show I, t to the be m is accura Drity:	De lable, viable and n in the delivery f st of my knowled te.	can be del forecast.	ivered at t ormation i Develop	the point envisa	ged an this Site	e Assessment
I confirm th • the out and • tha forr Local Author Print Name	at: site is avai rate show l, t to the be m is accura prity: :: Daisy Sut	De lable, viable and n in the delivery f st of my knowled te. cliffe	can be del forecast. ge the info	Develop Print Na	the point envisa ncluded within er/Agent: Norfo me: Craig Locky	ged an this Site Dik Hon vood	e Assessment nes
I confirm th • the out and • tha forr Local Author Print Name	at: site is avai rate show l, t to the be m is accura prity: :: Daisy Sut	De lable, viable and n in the delivery f st of my knowled te.	can be del forecast. ge the info	Develop Print Na	the point envisa ncluded within f er/Agent: Norf o	ged an this Site Dik Hon vood	e Assessment nes
I confirm th • the out and • tha forr Local Author Print Name	at: site is avai rate show f, t to the be m is accura Drity: :: Daisy Sut patial Plan	De lable, viable and n in the delivery f st of my knowled te. cliffe ning Monitoring	can be del forecast. ge the info	Develop Print Na	the point envisa ncluded within er/Agent: Norfo me: Craig Lockv : Land & Planni	ged an this Site Dik Hon vood	e Assessment nes

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 221 dwellings Total Homes 76 Homes Under Construction at 1 st April 2020 Number of Homes Completed by Year 2 2016/17 2017/18 2018/19 2019/20 13 27 36 0 0 Delivery Forecast Commentary on Site Progress Commentary on Delivery Forecast Commentary on Delivery Forecast			
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Location Poringland, West of The Street/ North of Shotesham Road Planning Status Detailed Permission Description of 221 dwellings Development Total Homes 76 Homes Under Construction at 1st April 2020 15 Total Homes 76 Homes Under Construction at 1st April 2020 15 Number of Homes Completed by Year 2016/17 2017/18 2018/19 2019/20 13 27 36 0 0 0 Commentary on Site Progress Events Events Events Events Events 2020/21 2021/22 2022/23 2023/24 2024/25 5 25 25 25 25 25			
Planning Status Detailed Permission Description of Development 221 dwellings Total Homes Completed at 1 st April 2020 76 Homes Under Construction at 1 st April 2020 15 Number of Homes Completed by Year 15 2015/16 2016/17 2017/18 2018/19 2019/20 13 27 36 0 0 0 Commentary on Site Progress Delivery Forecast 2020/21 2021/22 2022/23 2023/24 2024/25 5 25 25 25 25 25			
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2020/21 2021/22 2022/23 2023/24 2024/25 5 25 25 25 25			
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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. 			
out rate shown in the delivery lorecast.			
and,			
• that to the best of my knowledge the information included within this Site Assessment			
, 0			
Iorm is accurate.			
form is accurate.			
Local Authority: Developer/Agent: Norfolk Homes			
Local Authority: Developer/Agent: Norfolk Homes			
Local Authority: Developer/Agent: Norfolk Homes			
Local Authority:Developer/Agent: Norfolk HomesPrint Name: Daisy SutcliffePrint Name: Craig Lockwood			
Local Authority:Developer/Agent: Norfolk HomesPrint Name: Daisy SutcliffePrint Name: Craig Lockwood			
Local Authority:Developer/Agent: Norfolk HomesPrint Name: Daisy SutcliffePrint Name: Craig LockwoodJob Title: Spatial Planning Monitoring OfficerJob Title: Land & Planning Manager			
Local Authority:Developer/Agent: Norfolk HomesPrint Name: Daisy SutcliffePrint Name: Craig Lockwood			

	Site & De	veloper/Agent D	Details	
eveloper/Agent	Neil Binks c/o Ord		and the second se	
eference	2015/2491 & 201	and a second		
ocation	Pulham Market: S			
lanning Status	Full Permission	1		
escription of	Erection of 10 ne	w dwellings and	garages	
evelopment		in arrenings and	BaraBee	
evelopment		Site Progress	0.0	
otal Homes	0	Homes L	Jnder	10
ompleted at 1 st April		tion at 1 st		
020				
lumber of Homes Con	pleted by Year	April 202		
2015/16	2016/17	2017/18	2018/19	2019/20
-	-		-	- 0
ommentary on Site P	rogress			
te well under constru	ction			
		and the second se		
P. C.	D	elivery Forecast		
2020/21			2023/24	2024/25
2020/21 - <i>G</i> -	2021/22	elivery Forecast 2022/23	2023/24	2024/25
- 9 -	2021/22 -		2023/24 -	2024/25
- 9 -	2021/22	2022/23	-	2024/25
- 9 -	2021/22		-	2024/25
- 9 - Commentary on Delive confirm that:	2021/22 - ery Forecast Deve	2022/23	ion	
- 9 - Commentary on Delive confirm that: • the site is avail	2021/22 - ery Forecast Deve able, viable and car	2022/23 loper's Declaration be delivered at	ion	2024/25 - aged and at the build
- 9 - Commentary on Delive confirm that: • the site is avail	2021/22 - ery Forecast Deve	2022/23 loper's Declaration be delivered at	ion	
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- 9 - Commentary on Delive confirm that: • the site is avail out rate shown and,	2021/22 ery Forecast Deve able, viable and car in the delivery fore t of my knowledge	2022/23 loper's Declaration be delivered at ecast.	- ion the point envis	
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- 9 - Commentary on Delive confirm that: • the site is avail out rate shown and, • that to the bes	2021/22 i - ery Forecast Deve able, viable and car in the delivery fore at of my knowledge te. cliffe	2022/23	ion the point envisa included within per/Agent: בהת	aged and at the build this Site Assessment

		ham c/o Rackhams	Builders	
leference	Allocation D			
ocation	and the second s	nd off Denmark Lan	9	
Planning Status	Allocated Si			
Description of Development	42 dwelling	5		
vevelopment	Maria Maria	Site Progress		
Fotal Homes	0	and the second se	s Under	0
Completed at 1 st Apr	il	Const	ruction at 1 st	
2020		April 2	2020	
lumber of Homes Co	ompleted by Yea	ar		
2015/16	2016/17	2017/18	2018/19	2019/20
	-	-	-	-
Automatica Manageration and			Second Second States	
			A REAL PROPERTY AND A REAL PROPERTY.	
		Delivery Forecas	il secondaria	
2020/21	2021/22	2022/23	2023/24	2024/25
				2024/25
- Commentary on Deliv Confirm that: • the site is ava	very Forecast	2022/23 30 Developer's Declara	2023/24 12	2024/25 - ged and at the build
- Commentary on Deliv confirm that: • the site is avai out rate show and,	very Forecast ilable, viable and n in the delivery	2022/23 30 Developer's Declara d can be delivered a y forecast.	2023/24 12 tion t the point envisa	ged and at the build
- Commentary on Deliv confirm that: • the site is avai out rate show and,	very Forecast ilable, viable and in in the delivery est of my knowle	2022/23 30 Developer's Declara d can be delivered a y forecast.	2023/24 12 tion t the point envisa	-
- Commentary on Deliv confirm that: • the site is avai out rate show and, • that to the be form is accura	very Forecast ilable, viable and in in the delivery est of my knowle	2022/23 30 Developer's Declara d can be delivered a / forecast.	2023/24 12 tion t the point envisa	ged and at the build
- Commentary on Deliv confirm that: • the site is avaiout rate show and, • that to the be form is accura ocal Authority:	very Forecast ilable, viable and in in the delivery est of my knowle ate.	2022/23 30 Developer's Declara d can be delivered a / forecast. dge the information Develo	2023/24 12 Ition t the point envisa	ged and at the build this Site Assessment
- Commentary on Deliv confirm that: • the site is avai out rate show and, • that to the be	very Forecast ilable, viable and in in the delivery est of my knowle ate.	2022/23 30 Developer's Declara d can be delivered a / forecast. dge the information Develo Print N	2023/24 12 tion t the point envisa included within the point envisa	ged and at the build this Site Assessment

- · ·						
		& Develope				
Developer/Agent	Max Wisema			lopments		
Reference	2016/0165/0	C & 2019/09	956/D			
Location	Scole: West	of Norwich	Road			
Planning Status	Detailed Per	mission				
Description of	18 dwellings	, access roa	d and ope	n space wildlife	area.	
Development	Ŭ	,	•	•		
		Site Pr	ogress			
Total Homes	0		Homes L	Inder	0	
Completed at 1 st A		Construction at 1 st				
2020			April 202			
Number of Homes	Completed by Yea					
2015/16	2016/17	201	7/18	2018/19	2019/20	
-	-		710	2010/15	2013/20	
Commonterre er C'i	Due gue g					
Commentary on Sit	le Progress					
		Delivery	Forecast			
			- 1			
2020/21 2021/22 2022/23			2/23	2023/24	2024/25	
-	18	- 2022	2/23	- 2023/24	2024/25	
-	18	-	2/23	2023/24	2024/25	
- Commentary on De	18	- 202	2/23	2023/24	2024/25 -	
-	18	- 202	2/23	2023/24	2024/25 -	
-	18	202	2/23	-	2024/25 -	
•	18	202	2/23	2023/24	2024/25 -	
•	18 Selivery Forecast	-		-	2024/25	
- Commentary on De	18 Selivery Forecast	202: -		-	2024/25	
- Commentary on De	18 elivery Forecast	- Developer s	Declaratio	on		
- Commentary on De	18 elivery Forecast	- Developer s	Declaratio	on	2024/25 -	
- Commentary on De I confirm that: • the site is a	18 elivery Forecast	- Developer s d can be del	Declaratio	on		
- Commentary on De I confirm that: • the site is a out rate sho	18 Plivery Forecast	- Developer s d can be del	Declaratio	on	-	
- Commentary on De I confirm that: • the site is a out rate sho and,	18 Slivery Forecast	- Developer s d can be del / forecast.	Declaration	- on :he point envisa	ged and at the build	
- Commentary on De I confirm that: • the site is a out rate sho and, • that to the	18 Plivery Forecast vailable, viable and own in the delivery best of my knowle	- Developer s d can be del / forecast.	Declaration	- on :he point envisa	-	
- Commentary on De I confirm that: • the site is a out rate sho and,	18 Plivery Forecast vailable, viable and own in the delivery best of my knowle	- Developer s d can be del / forecast.	Declaration	- on :he point envisa	ged and at the build	
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- Commentary on De I confirm that: • the site is a out rate sho and, • that to the	18 Plivery Forecast vailable, viable and own in the delivery best of my knowle	- Developer s d can be del / forecast.	Declaration in	- on :he point envisa	ged and at the build	
- Commentary on De I confirm that: • the site is a out rate sho and, • that to the form is acce	18 elivery Forecast vailable, viable and own in the delivery best of my knowle urate.	- Developer s d can be del / forecast.	Declaration in Develop	- on he point envisa	ged and at the build	
Commentary on De Commentary on De I confirm that: the site is a out rate sho and, that to the form is accu Local Authority: Print Name: Daisy S	18 Plivery Forecast vailable, viable and own in the delivery best of my knowle urate. Sutcliffe	- Developer s d can be del / forecast. dge the info	Declaration in Develope Print Nation	- on the point envisa ncluded within t er/Agent: me: Colin Davis	ged and at the build this Site Assessment on	
- Commentary on De I confirm that: • the site is a out rate she and, • that to the form is acco Local Authority: Print Name: Daisy S Job Title: Spatial Pl	18 elivery Forecast vailable, viable and own in the delivery best of my knowle urate. Sutcliffe anning Monitoring	- Developer s d can be del / forecast. dge the info	Declaration in Develope Print Nation	- on he point envisa ncluded within f er/Agent:	ged and at the build this Site Assessment on	
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	Site & Dev	eloper/Agent	Details	
Developer/Agent	Martin Last c/o Las	st & Tricker Par	tnership	
Reference	SCO1			
Location	Scole: Old Norwich	n Road		
Planning Status	Allocated Site			
Description of	3 dwellings			
Development	25			
	S	ite Progress	No. of Street Street	
Total Homes Completed at 1 st April 2020		Homes Constru April 20	ction at 1 st)
Number of Homes Co	mpleted by Year			
2015/16	2016/17	2017/18	2018/19	2019/20
	-		-	-
and the second	Del	ivery Forecast		
				T
2020/21	2021/22	ivery Forecast 2022/23	2023/24	2024/25
- 10 -	2021/22 15 -		2023/24	2024/25
- 10 - Commentary on Deliv	2021/22 15 - ery Forecast OH SHE ANTIC	2022/23 1PHTED to	BF SPRING	
- 10 - Commentary on Deliv COMMENCEMENT I confirm that: • the site is avai out rate shown and,	2021/22 15 ery Forecast OH SHE ANTIC Develo lable, viable and can to n in the delivery forec	2022/23 PHTE> tc oper's Declarat be delivered at ast.	ion	- Zo2
- 10 Commentary on Deliv COMMENCEMENT I confirm that: • the site is avai out rate shown and, • that to the bes form is accurate	2021/22 15 ery Forecast OH SITE ANTIC Develo lable, viable and can b n in the delivery forec st of my knowledge th	2022/23 PHTE> tc oper's Declarat be delivered at ast.	ion	- Zo2
- 10 Commentary on Deliv COMMENCEMENT I confirm that: • the site is avai out rate shown and, • that to the bes form is accurate	2021/22 15 ery Forecast OH SITE ANTIC Develo lable, viable and can b n in the delivery forec st of my knowledge th	2022/23	ion	- Zo2
- 10 - Commentary on Deliv COMMENCEMENT I confirm that: • the site is avaided out rate showed and, • that to the best form is accurated Local Authority:	2021/22 15 - ery Forecast OH SITE ANTIC Develo lable, viable and can be n in the delivery forecount st of my knowledge that te.	2022/23	ion the point envisage	- Zo2 .
- 10 - Commentary on Deliv COMMENCEMENT I confirm that: • the site is avaided out rate showed and, • that to the best	2021/22 15 ery Forecast OH <she< td=""> Develo lable, viable and can be n in the delivery forecost st of my knowledge the te. cliffe</she<>	2022/23	ion the point envisage included within thi	- Zo2 .

	Site & D	eveloper/Agent Details	
Developer/Agent	James Alston c/	o J. Alston & Sons Ltd/Glenacre	2
Reference	2014/2472 & 20	016/2424 SPO1 (part)	
Location	Spooner Row, C	hapel Lane/Bunwell Road	
Planning Status	Full Permission	a second a second s	
Description of	25 dwellings at I	Bunwell Rd, 14 Dwellings at Ch	apel Road
Development			
	1	Site Progress	
Total Homes	16 dwellings	Homes Under	0

			U
Completed at 1 st April	11	Construction at 1 st	
2020	14	April 2020	
Number of Homes Complet	ed by Year		

2015/16	2016/17	2017/18	2018/19	2019/20
-	4	8	80	26

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,

Local Authority:	Developer/Agent: J. ALSTONS rJONS 2000
Print Name: Daisy Sutcliffe	Print Name: JAMES ALSTON
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 21 st August 2020	Date: 07/09/2020

in the second second	and here in the second s	& Develop	Contraction of the owner		CO. CO. T. MILLION & ST. D. MILLION & ST. MIL		Contraction of the local division of the loc	Constant of the second second
Developer/Agent	and the state of the second se	Simon Bryan c/o Hopkins Homes						
Reference	The second s	2016/2153 Allocation STO1 (part)						
Location	the local distance of the second	Stoke Holy Cross: South of Long Lane						
Planning Status		Detailed permission						
Description of	Proposed en	Proposed erection of 53 dwellings						
Development								
		Site P	rogress			-		
Total Homes Completed at 1 st / 2020	a la casta de la casta		Homes Constr April 2	uction		0		
Number of Home	s Completed by Yea	ar						
2015/16	2016/17	201	17/18	-	2018/19		.2	019/20
-	-	9		34				0
							/	
man the state		Delivery	/ Forecas	t			Sellin La	
in the start of the	A Martin Martin	Delivery	/ Forecas	t vielbu		1.11	S. M. Ha	and the second second
				t			an official and	
2020/21	2021/22	202	/ Forecas 22/23		2023/24			024/25
-	-			t 	2023/24		2	024/25
- Commentary on D confirm that: • the site is out rate sh and,	- Delivery Forecast available, viable an nown in the deliver	202 - Developer's d can be de y forecast.	22/23 s Declara	ion t the po	pint envisa		- and at	the build
- Commentary on D confirm that: • the site is out rate sh and, • that to the form is acc	- Delivery Forecast available, viable an nown in the deliver	202 - Developer's d can be de y forecast.	22/23 s Declara divered at	tion t the po includ	pint envisa	this S	- and at Site Ass	the build
- Commentary on D confirm that: • the site is out rate sh and, • that to the form is acc	- Delivery Forecast available, viable an nown in the deliver	202 - Developer's d can be de y forecast.	22/23 s Declara divered at	tion t the po includ	pint envisa	this S	- and at Site Ass	the build
- Commentary on D confirm that: • the site is out rate sh and, • that to the	- Delivery Forecast available, viable an nown in the deliver e best of my knowle curate.	202 - Developer's d can be de y forecast.	22/23 s Declara elivered at formation Develo	tion t the po includ per/Ag ame:	oint envisa ed within gent: Ha	this s	and at Site Ass	the build
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- Commentary on D confirm that: • the site is out rate sh and, • that to the form is acc .ocal Authority: Print Name: Daisy	Delivery Forecast	202 - Developer's d can be de y forecast.	22/23 s Declara divered at formation Develo Print N	tion t the po includ per/Ag ame: e:	oint envisa ed within gent: Ha SIMO GROUP	this s OPK N	and at Site Ass Site Ass BRY	the build sessment Home AN

	Site &	Developer	r/Agent D	Details		
Developer/Agent	Jack Pointer c	/o Norfolk I	Homes			
Reference	2014/0981 All	location TR	OW1 (pai	rt)		
Location	Trowse: Devoi			-		
Planning Status				ters pending con	sideration	
Description of	75 dwellings a					
Development						
Site Progress						
Total Homes 0 Homes Under 0						
Completed at 1 st Ap				ction at 1 st	0	
2020			April 202			
Number of Homes	Completed by Vear		April 202			
Number of nomes	completed by redi					
. 2015/16	2016/17	2017	/10	2018/19	20	019/20
2015/10	2010/17	2017	/10	2010/19	20	515/20
-	-	-		-	-	
Commenter	- Due excert					
Commentary on Sit						
Following applicatic 2017/2670/D – RM				• · · ··		
		spuce unu i	ana set a	side for future p	rimary scho	ool use
accesses, parking, ir following outline co		space and i	ana set a	side for future p	rimary scho	ool use
		spuce unu i	ana set a	side for future p	rimary scho	ool use
		Delivery F		iside for future p	rimary scho	ool use
following outline co	nsent 2014/0981	Delivery F	Forecast			
		Delivery F	Forecast	2023/24	20	ool use
following outline co	nsent 2014/0981	Delivery F	Forecast			
following outline co 2020/21	nsent 2014/0981 2021/22 -	Delivery F	Forecast	2023/24	20	
following outline co	nsent 2014/0981 2021/22 -	Delivery F	Forecast	2023/24	20	
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following outline co 2020/21 - Commentary on De I confirm that: • the site is and, and, • that to the l	2021/22 - elivery Forecast vailable, viable and o own in the delivery forecast	Delivery F 2022, 13 eveloper s I can be deliv forecast. ge the infor	Forecast /23 Declaration vered at t	2023/24 25 on the point envisa	25 25 ged and at t his Site Asso	D24/25
following outline co 2020/21 - Commentary on De I confirm that: • the site is ar out rate sho and, • that to the l form is accu	2021/22 - elivery Forecast vailable, viable and o own in the delivery forecast best of my knowledgurate.	Delivery F 2022, 13 eveloper s I can be deliv forecast. ge the infor	Forecast /23 Declaration vered at the second	2023/24 25 on the point envisat	ged and at t his Site Asso Ik Homes	D24/25
following outline co 2020/21 - Commentary on De I confirm that: • the site is ar out rate sho and, • that to the l form is accu Local Authority:	2021/22 - elivery Forecast vailable, viable and o bwn in the delivery f best of my knowled urate.	Delivery F 2022, 13 eveloper s I can be deliv forecast. ge the infor	Forecast /23 Declaration vered at t rmation in Developor Print Name	2023/24 25 on the point envisation ncluded within t er/Agent: Norfo	25 25 ged and at t his Site Asso Ik Homes rood	D24/25

Date: 08.09.20

Date: 21st August 2020

	Site &	Developer/	Agent De	etails		
Developer/Agent	James Nicholls	s c/o Norfolk	Homes	Ltd		
Reference	2016/0803 & 2	2016/0805 A	llocatior	n TROW1 (part))	
Location	Trowse: White					
Planning Status	Detailed Perm	ission				
Description of		98 dwellings and new primary school site (part)				
Development		so awenings and new printery school site (party				
·		Site Prog	ress			
Total Homes	24	н	lomes U	nder	0	
Completed at 1 st Ap	oril	С	Construct	tion at 1 st		
2020		А	April 2020	0		
Number of Homes C	Completed by Year					
•		-				
2015/16	2016/17	2017/1	18	2018/19		2019/20
-	-	-		-		24
•						
Commentary on Site	e Progress					
		Delivery Fo	precast			
. 2020/21	2021/22			2023/24		2024/25
2020/21 25	2021/22 25	2022/2	23	2023/24		2024/25
2020/21 25	2021/22 25		23			2024/25
25	25	2022/2	23			2024/25
	25	2022/2	23			2024/25
25	25	2022/2	23			2024/25
25	25	2022/2	23			2024/25
25	25 livery Forecast	2022/2 24	23	-		2024/25
25 Commentary on De	25 livery Forecast	2022/2	23	-		2024/25
25 Commentary on De	25 livery Forecast De	2022/2 24 eveloper s De	23	- -		-
25 • Commentary on Del I confirm that: • the site is av	25 livery Forecast De vailable, viable and o	2022/2 24 eveloper s De can be delive	23	- -	ged	-
25 Commentary on Del I confirm that: • the site is av out rate sho	25 livery Forecast De	2022/2 24 eveloper s De can be delive	23	- -	ged	-
25 Commentary on Del I confirm that: • the site is avout rate show and,	25 livery Forecast De vailable, viable and o own in the delivery f	2022/2 24 eveloper s De can be delive forecast.	23 eclaratio ered at th	n ne point envisa	-	and at the build
25 Commentary on Del I confirm that: • the site is avout rate show and,	25 livery Forecast De vailable, viable and o own in the delivery f	2022/2 24 eveloper s De can be delive forecast.	23 eclaratio ered at th	n ne point envisa	-	and at the build
25 Commentary on Del I confirm that: • the site is avout rate show and, • that to the b	25 livery Forecast De vailable, viable and o own in the delivery f	2022/2 24 eveloper s De can be delive orecast. ge the inform	23 eclaratio ered at th nation in	n ne point envisa	this s	and at the build

Print Name: Daisy SutcliffePrint Name: Craig LockwoodJob Title: Spatial Planning Monitoring OfficerJob Title: Land & Planning ManagerDate: 21st August 2020Date: 08.09.20

and the second second	Site 8	& Developer/Agen	t Details			
Developer/Agent	Julian Wells	c/o FW Properties				
Reference						
Location	Woodton: Rear of Georges House					
Planning Status	Allocation					
Description of						
Development	23/					
and the second	C	Site Progress				
Fotal Homes Completed at 1 st April 2020 Number of Homes Cor	0	Const April 2	ruction at 1 st 2020			
Number of Homes Col	inpleted by real					
2015/16	2016/17	2017/18	2018/19	2019/20		
-		-	-	-		
	heatin st 2020 on site	. Subject	e proposal	South Nortol consent, we downed the		
2020/21	2021/22 ery Forecast	Delivery Foreca	st 2023/24	2024/25 -		
2020/21 	2021/22 ery Forecast 2021 ten 2021 ten	2022/23 2022/23 23 23 23 23 23 23 23 23 23	e and seis impletion i	2024/25 -		
2020/21 	2021/22 ery Forecast 2021/22 ery Forecast 2021 turn 2021 turn 2021 turn 2021 turn 2021 2021/22 turn 2021/22 turn 2021/22	Delivery Foreca	e and seis implet on 1	2024/25 - - on ste out all 23 n Quarte 4 ed and at the build		
2020/21 	2021/22 ery Forecast 2021 the 2021 the 2021 the 2021 the 2021 the 2021 the 2021 the 2021 the 2021/22 the 100 pho- 2021/22 the 100 pho- 2021/22	Delivery Foreca	st 2023/24 - e and leie but Suid complet on a ation at the point envisage	2024/25 - - on ste out all 23 n Quarte 4 ed and at the build		
2020/21 	2021/22 ery Forecast 2021 the 2021 the 2021 the 2021 the 2021 the 2021 the 2021 the 2021 the 2021/22 the pho- D able, viable and a in the delivery t of my knowled e. Mh. W. M.	Delivery Foreca 2022/23 23 23 23 23 23 23 23 23 24 23 24 23 24 23 24 23 24 23 24 23 24 25 2022/23 23 24 25 2022/23 23 24 25 2022/23 24 25 2022/23 24 25 2022/23 25 2022/23 25 2022/23 25 2022/23 2022/2 202/2 202/2 202/2 202/2	st 2023/24 - e and leid surd for at the point envisage in included within the oper/Agent: FW	2024/25 		
2020/21 	2021/22 ery Forecast 2021 ten 2021 ten 2021 ten 2021 ten 2021 ten 2021 ten 2021 ten 2021 ten 2021 2021/22 tery Forecast 2021/22 tery Forecast 2021 tery 2021 tery	Delivery Foreca 2022/23 23 23 23 23 23 23 23 23 23	st 2023/24 - e and leie but Suid complet on a ation at the point envisage	2024/25 - 202 - - - - - - - - - - - - -		

Site & Developer/Agent Details					
Developer/Agent	Jordan Last c/o Taylor W	Jordan Last c/o Taylor Wimpey			
Reference	Phase 1 - 2015/1649, Ph	nase 2 - 2016/2586 WYM3	B (part)		
Location	Wymondham: South, Sil	lfield Road			
Planning Status	Detailed permission				
Description of	Phase 1 - 129 dwellings				
Development	Phase 2 - 121 dwellings				
	Site Pr	ogress			
Total Homes	Phase 1 = 129	Homes Under	0		
Completed at 1 st April	dwellings	Construction at 1 st			
2020	Phase 2 = 19 dwellings	April 2020			
Number of Homes Com	pleted by Year				

2015/16	2016/17	2017/18	2018/19	2019/20
-	Phase 1 - 8	Phase 1 – 32	Phase 1 – 58	Phase 1 – 31
				Phase 2 = 19

•

Phase 1 completed in 2019/20. Phase 2 now commenced.

Delivery Forecast

2020	2021	2022	2023/24	2024/25
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,

Local Authority:	Developer/Agent:
Print Name: Daisy Sutcliffe	Print Name: Jordan Last
Job Title: Spatial Planning Monitoring Officer	Job Title: Senior Planner
Date: 2 nd November 2020	Date: 2 nd November 2020

		Develope	<u> </u>			
Developer/Agent		Laura Townes c/o Persimmon Homes				
Reference	Phase 1 – 2014	Phase 1 – 2014/1969 & Phase 2 - 2015/1405				
Location	Wymondham:	Wymondham: Carpenters Barn				
Planning Status	Detailed perm	Detailed permission				
Description of	Phase 1 = 217	dwellings				
Development	Phase 2 - 133	dwellings				
		Site Pr	ogress			
Total Homes Completed at 1 st Ap 2020	ril Phase 1 = 217 dwellings (all complete) Phase 2= 79	Phase 1 = 217Homes UnderSdwellings (allConstruction at 1stScomplete)April 2020			54	
Number of Homes C	completed by Year					
•						
2015/16	2016/17	2017	7/18	2018/19		2019/20
-	Phase 1 = 77	Phase 1 =	= 91	Phase 1 = 49 (site complete Phase 2 = 9)	Phase 2 = 70
Commentary on Site Progress						
Delivery Forecast						
2020/21	2021/22	2022	2/23	2023/24		2024/25
52	4 (site complete)	-		-		-

Commentary on Delivery Forecast

The forecast includes an additional 2 units (plots 1 and 318) from Phase 1 Beckets 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,

Local Authority:	Developer/Agent:
Print Name: Daisy Sutcliffe	Print Name: Laura Townes
Job Title: Spatial Planning Monitor	ing Officer Job Title: Head of Land & Planning
Date: 21 st August 2020	Date: 21 October 2020

Developer/Acest				Site & Developer/Agent Details veloper/Agent Geoff Armstrong c/o Armstrong Rigg Planning				
Developer/Agent			Rigg Planning					
Reference	2016/2668 Allo							
Location		Wymondham: Former Sale Ground, Cemetery Lane						
Planning Status		Outline Permission						
Description of		Allocated for 64 dwellings and commercial use, outline permission does						
Development	not specify nur	not specify numbers, but supporting evidence is based on 61 dwellings						
	only							
	Site Progress							
Total Homes	0	Homes	Under	0				
Completed at 1 st Ap	oril	Constru	uction at 1 st					
2020		April 20)20					
Number of Homes	Completed by Year	•	I					
2015/16	2016/17	2017/18	2018/19	2019/20				
	-	-	-	-				
			<u> </u>					
· Commontoni or Cit	Drogross							
Commentary on Sit	le Progress							
Reserved matters a	pplication for 58 dwe	enings (Ref: 2020).	1439) registered	10/08/2020.				
		Delivery Forecast						
•								
2020/21	2021/22	Delivery Forecast 2022/23	2023/24	2024/25				
2020/21	2021/22			2024/25 18				
2020/21	2021/22	2022/23	2023/24	-				
2020/21 Commentary on De		2022/23	2023/24	-				
• Commentary on De Forecast allows 6 m approval and the fir	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing	2022/23 20 of reserved matter he viability of this g.	2023/24 20 s consent and 1 y delivery is depen	18				
• Commentary on De Forecast allows 6 m approval and the fir being granted for 09	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing	2022/23 20 of reserved matter he viability of this	2023/24 20 s consent and 1 y delivery is depen	18 /ear between RM				
• Commentary on De Forecast allows 6 m approval and the fir being granted for 09 I confirm that: • the site is a out rate sho	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing	2022/23 20 of reserved matter he viability of this g. veloper s Declarat	2023/24 20 s consent and 1 y delivery is depen	18 year between RM ident on RM consent				
• Commentary on De Forecast allows 6 m approval and the fir being granted for 09 I confirm that: • the site is a	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing De vailable, viable and c	2022/23 20 of reserved matter he viability of this g. veloper s Declarat	2023/24 20 s consent and 1 y delivery is depen	18 year between RM dent on RM consent				
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 Commentary on De Forecast allows 6 m approval and the fir being granted for 09 I confirm that: the site is a out rate sho and, that to the 	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing De vailable, viable and of own in the delivery for best of my knowledg	2022/23 20 of reserved matter he viability of this g. veloper s Declarat an be delivered at precast. ge the information	2023/24 20 s consent and 1 y delivery is depen tion	18 year between RM ident on RM consent ged and at the build				
Commentary on De Forecast allows 6 m approval and the fir being granted for 09 I confirm that: • the site is a out rate sho and, • that to the form is accu	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing De vailable, viable and of own in the delivery for best of my knowledg urate.	2022/23 20 of reserved matter he viability of this g. veloper s Declarat an be delivered at precast. ge the information Develop	2023/24 20 s consent and 1 y delivery is depen tion the point envisa	18 year between RM ident on RM consent ged and at the build this Site Assessment				
Commentary on De Forecast allows 6 m approval and the fir being granted for 09 I confirm that: • the site is a out rate sho and, • that to the form is accu Local Authority: Print Name: Daisy S	elivery Forecast nonths for the grant of rst delivery on site. T % affordable housing De vailable, viable and of own in the delivery for best of my knowledg urate.	2022/23 20 of reserved matter he viability of this g. veloper s Declarat an be delivered at precast. ge the information Develop Print Na	2023/24 20 s consent and 1 y delivery is depen tion the point envisa included within the per/Agent: ame: Geoff Arms	18 year between RM ident on RM consent ged and at the build this Site Assessment				

Planning Status Detailed Permission Description of Development 300 dwellings at Norwich Common Site Progress Completed at 1 st April 2020 0 Number of Homes Completed by Year 0 2015/16 2016/17 2017/18 2018/19 2019/20 - - - - - - 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 2024/25 35 100 100 65 -<			-				
Reference 2019/0536 Location Wymondham: Elm Farm, Norwich Common Planning Status Detailed Permission Description of 300 dwellings at Norwich Common Development 0 Site Progress 0 Completed at 1 st April 0 Completed at 1 st April 2015/16 2016/17 2015/16 2016/17 2017/18 2018/19 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 2024/25 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.							
Location Wymondham: Elm Farm, Norwich Common Planning Status Detailed Permission Description of 300 dwellings at Norwich Common Development Site Progress Total Homes O 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 Construction commenced in March 2020. 51 homes under construction at 12 October 2020. Delivery Forecast Construction commenced in March 2020. 51 homes under construction at 12 October 2020. Delivery Forecast Commentary on Delivery Forecast Local Authority: Print Name: Daisy Sutcliffe Job Title: Spatial Planning Monitoring Officer Job Title: Spatial Planning Monitoring Officer	• • •		c/o Persir	nmon Hor	nes		
Planning Status Detailed Permission Description of Development 300 dwellings at Norwich Common Site Progress Total Homes 0 Completed at 1 st April 0 Number of Homes Completed by Year 0 2015/16 2016/17 2017/18 2018/19 2019/20 . - - - - - 2015/16 2016/17 2017/18 2018/19 2019/20 . - - - - - 2015/16 2016/17 2017/18 2018/19 2019/20 . - - - - - Commentary on Site Progress Construction at 12 October 2020. Cotober 2020. Delivery Forecast Commentary on Delivery Forecast October 2020/21 2021/22 2022/23 2023/24 2024/25 35 100 100 65 - - Commentary on Delivery Forecast Developer s Declaration I confirm that: <td c<="" th=""><th>Reference</th><th>2019/0536</th><th colspan="4">•</th></td>	<th>Reference</th> <th>2019/0536</th> <th colspan="4">•</th>	Reference	2019/0536	•			
Description of Development 300 dwellings at Norwich Common Site Progress 0 Completed at 1 st April 2020 0 Number of Homes Completed by Year 0 2015/16 2016/17 2017/18 2018/19 2019/20 2015/16 2016/17 2017/18 2018/19 2019/20 - - - - - - Commentary on Site Progress Construction at 12 October 2020. Construction at 12 October 2020. Delivery Forecast 2020/21 2021/22 2022/23 2023/24 2024/25 35 100 100 65 - - Commentary on Delivery Forecast Developer s Declaration Commentary on Delivery Forecast 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. <td <="" colspanet="" th=""><th>Location</th><th>Wymondham</th><th>: Elm Farm</th><th>n, Norwich</th><th>Common</th><th></th></td>	<th>Location</th> <th>Wymondham</th> <th>: Elm Farm</th> <th>n, Norwich</th> <th>Common</th> <th></th>	Location	Wymondham	: Elm Farm	n, Norwich	Common	
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	Site 9	Developer/A	ront Dotaile			
Developer/Agent	Sam Sinclair c/					
Reference						
Location		2014/2495/O , 2018/2758/D & 2019/1804/D (PCO) Wymondham: London Road/Suton Lane				
		Outline Permission & some detailed permission				
Planning Status						
Description of	335 dweilings,	335 dwellings, neighbourhood centre and cemetery				
Development						
Total Homes	Site Progress otal Homes 0 Homes Under 15					
Completed at 1 st Ap	0		nstruction at 1 st	15		
2020	ru					
	Samplated by Vaar	Ар	ril 2020			
Number of Homes C	ompleted by fear					
2015/16	2016/17	2017/18	2018/	19	2019/20	
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2019/1804/D — Rese		ng considerati	on) for 246 dwellii	ngs		
		Delivery Fore	ecast			
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2020/21	2021/22	2022/23	2023/	24	2024/25	
2020/21	2021/22 20		1	24	2024/25 40	
	20	2022/23	2023/	24	-	
	20	2022/23	2023/	24	-	
	20	2022/23	2023/	24	-	
	20	2022/23	2023/	24	-	
	20	2022/23	2023/	24	-	
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and the second se	a support of the second se	eveloper/Agent	A STATE OF A DESCRIPTION OF A DESCRIPTIO	A STATE OF A	
Developer/Agent	Simon Bryan c/o Hopkins Homes				
Reference	2015/2168 WYM3 (part)				
ocation	Wymondham: South, Rightup Lane				
Planning Status	Detailed permission				
Description of	153 dwellings				
Development		Cite December	1		
Cotal Homes	74 dwellings	Site Progress	Under	0	
Completed at 1 st April 2020			Homes Under 0 Construction at 1 st April 2020		
Number of Homes Con	npleted by Year				
2015/16	2016/17	2017/18	2018/19	,2019/20	
	4		46	24 40	
l					
	D	elivery Forecas	t		
2020/21	2021/22	2022/23	2023/24	2024/25	
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Developer/Agent Reference Location Planning Status Description of Development Total Homes Completed at 1 st April 2020 Number of Homes Cor 2015/16	Site & Laura Townes 2014/2042 Wymondham: Detailed perm 259 dwellings 243	c/o Persin Spinks La ission		nes			
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•			April 202	20			
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2013/10	2016/17	2017	7/18	2018/19	2019/20		
- 33	3	59		75	76		
•					1		
Commentary on Site P	rogress						
	0						
		Delivery	Forecast				
		Delivery	Torcease				
2020/21	2021/22	2022	2/23	2023/24	2024/25		
16 (site							
complete)							
Commentary on Delive	ery Forecast						
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I confirm that:							
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out rate show	n in the delivery f	orecast.					
and,							
 that to the best of my knowledge the information included within this Site Assessment form is accurate. 							
Local Authority:			Develop	er/Agent:			
Print Name: Daisy Sut	cliffe		Print Na	me: Laura Towi	nes		
Job Title: Spatial Planr	ning Monitoring (Officer	Job Title	: Head of Land	& Planning		
Date: 21 st August 2020			Date: 21 October 2020				

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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	Erection of 29 Dwellings & Associated Access (Including 10 Affordable	
Development	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	Erection of Food Retail Store (A1 Use), Offices (B1a Use), 60 No Bedroom		
Development	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	Demolition of Existing Dwellings and Erection of Care Village (all Use
Development	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	The Development of Land North of Sprowston and Old Catton to Provide
Development	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 maters applications from developer.

	Site & Developer/Agent Details
Reference	20190485
Location	Phase 2 Land South of Salhouse Road
Planning Status	Reserve Matters Permission
Description of	Reserved Matters Application for Details of Appearance, Layout,
Development	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	An area of 293ha is identified in Policy GT16 of the Growth Triangle AAP,
Development	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	Construction of 302 student bedroom courtyard development above a
Development	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	Demolition of student accommodation block, erection of new build
Development	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	Redevelopment of site to provide 252 student bedroom development
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	Change of Use application in respect of the conversion and extension of
Development	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	Redevelopment of car park site to provide student accommodation
Development	(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	Change of use and extensions to provide 34 No. bedroom student
Development	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	Conversion of offices (Class B1) to 53 residential units (Class C3). AND
Development	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	Demolition of existing showroom and construction of 37 No. apartments.
Development	
Officer Comments on Delivershility	

Officer Comments on Deliverability

Physical construction of the development was complete during 2020. However, due to noncompliance 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	Demolition of existing buildings and erection of 32 bungalows, 18
Development	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	The demolition of existing buildings and redevelopment of the following
Development	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	Erection of a 79 bed Residential Care Home and 42 Supported Living
Development	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	Erection of 17 dwellings.
Development	
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	Erection of up to 12 dwellings.
Development	
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	Residential development of approximately 20 homes.				
Development					
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	Construction of 32 dwellings, associated infrastructure, landscape, play						
Development	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	Construction of 27 dwellings and garages with access				
Development					
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	Residential development of 64 dwellings, together with associated open			
Development	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	ing Status Outline						
Description of	Outline application for 20 dwellings (including 6 affordable units) with						
Development	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	s Allocation						
Description of	95 dwellings						
Development							
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	ng Status Outline						
Description of	Erection of 15no. dwellings and office accommodation, with associated						
Development	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 of 25 dwellings				
Development					
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	Mixed use development of up to 730 dwellings, up to 128 bed care home				
Development	/ 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.

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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 Tuttles 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 Tuttles 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												
												Annual
Туре	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Average
Garden plots	19	15	3 2	3 2	2 5	8	61	5 0	4 5	3 5	3 2 2	3 2
Barn conversions & other agricultural buildings	2 5	4 6	3 7	4 4	3 8	15	4 2	19	3 0	13	309	31
Conversions shops, offices, schools (including PD)	24	2 4	15	13	2 0	4	2 2	38	14	1	175	18
Other brownfield re- development	41	2 0	28	13	4 3	23	1	14	12	8	203	20
Affordable housing exceptions	21	3 6	3 3	2 6	13	2 1	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. (pre- 14/15 included as other brownfield re- development)							22	11	15	10	58	15
	136	1 5 4	162	137	139	76	166	149	120	67	1306	131
TOTAL TOTAL excluding garden plots	136	154 139	130	105	139	68	105	99	75	32	984	98

BROADLAND - Sites of 9 o	rfewer											
Туре	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	2 9	2 3	2 3	2 2	3 5	51	39	15	2 9	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	3 4	4	8	112	11
Affordable Housing exceptions	0	8	12	11	0	24	27	3	0	0	8 5	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	5 5	74	89	66	103	154	137	37	76	903	90
TOTAL excluding garden plots	71	2 6	51	66	44	68	103	98	22	47	596	60

NORWICH – Major and Min	or 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	5 2	12	2 5	4 6	23	40	34	210	88	651	65
Brownfield Redevelopment	121	96	81	185	162	76	4 5	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	4 0	3 3	8 7	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	9 5	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.