

Appendix C – site forms

Joint Delivery Statements and additional officer comments

Greater Norwich Area Housing Land Supply

Assessment at 1st April 2021

Joint Delivery Statements

Broadland District Council

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Hopkins Homes
Reference	20171386
Location	Land East of Memorial Hall, Brundall
Planning Status	Hybrid planning approval
Description of Development	Development to comprise: up to 170 dwellings and a community/sports pavilion (Class D1 and D2 use), a Country park, formal and/or informal outdoor sports provision, access, and other earthworks and engineering works.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Hybrid application 20171386 was submitted on 09/08/2017 by Quantum Land (Brundall) Ltd, and granted approval on 11/11/2020. The site subsequently went on the market and was purchased by Hopkins Homes.

Broadland planning officer reports they are having pre app discussions regarding a reserved matters and s73 application.

Hopkins Homes currently have a pending application 20211917, submitted on 22/10/2021, seeking to slightly vary the previously approved house types and layout to the 23 dwellings within Phase 1.

They are intending to submit a Reserved Matters application for the balance of the site in February/March 2022.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 12/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	15
2024/25	50
2025/26	50

Commentary on delivery forecast

Hopkins Homes have suggested the above timeline for 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.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Hopkins Homes

Print name: Chris Smith

Job title: Development Planner

Date: 22/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Crocus Homes
Reference	20170075
Location	Land adj. former Railway Line, Rectory Road, Coltishall
Planning Status	Outline planning approval
Description of Development	Development of 30 Dwellings and New Vehicular Access

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Outline application 20170075 was submitted on 16/01/2017 by Messrs Smith & Lappin, and granted approval on 06/11/2017. The site subsequently went on the market and was purchased by Crocus homes in May 2019.

A new full application ref. 20201627 for 30 dwellings on slightly larger site was submitted 12 August 2020. Awaiting validation.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 07/12/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	30
2024/25	0
2025/26	0

Commentary on delivery forecast

Crocus homes are looking to start on the site within 12 months of approval. Completion by 2023.

Developer's declaration

I confirm that:

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

Developer/Agent: Crocus Homes

Print name: Matt Davidson

Job title: Director

Date: 08/12/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Landowner's representative
Reference	COL2
Location	Land at Jordan's Scrapyard, Coltishall
Planning Status	Allocation
Description of Development	Allocated residential development of up to 30 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

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

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

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

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 16/11/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	10
2023/24	20
2024/25	0
2025/26	0

Commentary on delivery forecast

In the year 2019-20 the agent provided a delivery forecast of 10 dwellings in 2021/2022 and the remaining 20 houses in 2022/2023.

The new representative states that the delivery forecast should now be put back a further year in order for any legal requirements to be finalised. Once these have been completed the landowners will embark on the agent/promoter/developer route.

Developer's declaration

I confirm that:

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

Developer/Agent:

Print name: Bruce Rossi

Job title:

Date: 16/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Parker Planning Services Ltd
Reference	20170196
Location	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich
Planning Status	Outline planning approval
Description of Development	Erection of 29 Dwellings & Associated Access (revised proposal)

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

An outline application (ref: 20161341) for the site was submitted on 03/08/2016, however, this was subsequently withdrawn. A revised outline application (ref: 20170196) for a new proposal was granted on 20/07/2018.

A Reserved Matters application (ref.20201729) was submitted on 04/09/2020 for the erection of 29 dwellings and associated access (including 10 affordable dwellings). The application was subsequently withdrawn by applicant.

A Reserved Matters 20201185 application was registered 13/04/2021.

There are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 05/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	29
2023/24	0
2024/25	0
2025/26	0

Commentary on delivery forecast

n/a

Developer's declaration

I confirm that:

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

Developer/Agent: Parker Planning Services

Print name: Mark Balaj

Job title: Planner

Date: 08/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Hopkins Homes Ltd
Reference	DRA1
Location	Land Adj., Hall Lane, Drayton, Norwich
Planning Status	Full planning 20200640 approved
Description of Development	Erection of 267 Dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Full planning application 20200640 for 267 dwellings was submitted on behalf of Hopkin Homes on 20/03/2020. This application was granted on 12/08/2021. The S106 Deed was completed on 12/08/2021.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 11/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	56
2023/24	45
2024/25	60
2025/26	63

Commentary on delivery forecast

Commence: September 2021

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

Developer/Agent: Hopkins Homes Ltd

Print name: Sharon Levell

Job title: Planning Co-Ordinator

Date: 15/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon Homes
Reference	20151770
Location	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH
Planning Status	Full Permission (Phase1), Reserved Matters (Phase 2), Outline Planning Permission (remainder of site).
Description of Development	Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes. 2. Detailed proposals for the first phase of 108 dwellings and associated infrastructure plus the off-site highway works to serve phase one and the overall scheme. 3. Phase 2 Reserved Matters comprising of 157 dwellings and associated works.

Site progress

Total Homes Completed at 1st April 2021: 54

Homes Under Construction at 1st April 2021: 38

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	25
2020/21	29

Commentary on site progress

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

A S73 application (ref. 2071514) being submitted on 01/09/2017 to split phase one into two parts. This application was approved on 28/06/2018.

1st phase of the site with permission for 108 dwellings, is being delivered based on 95 dwellings. The Phase 2 Reserved Matters application (ref. 20201679) for 166 homes was submitted in September 2020. The dwelling number was reduced to 157 by the granting of the application on 14/04/2021.

Persimmon Homes own the freehold of the land. 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.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 11/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	41
2022/23	53
2023/24	60
2024/25	0
2025/26	0

Commentary on delivery forecast

The site has commenced with construction starting on the dwellings in phase one during September 2018. The site will be sold entirely through the Persimmon Homes brand.

Phases 1A and 1B are forecast to have completed in Q4 2021. Phase 2 is scheduled to be completed in Q4 2024.

We are currently in Pre-application discussions with BDC on the extent of tree loss approved by the Outline Planning Permission and thus unable to comment on the deliverability of the remainder of the site beyond Phase 2.

Developer's declaration

I confirm that:

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

Developer/Agent: Persimmon Homes Anglia

Print name: Matthew House

Job title: Head of Technical

Date: 20/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Repton Developments (Torrington Properties Ltd)/Bidwells
Reference	20190278
Location	Former Lingwood Primary School
Planning Status	Outline planning approval
Description of Development	Residential Development of 23 dwellings including Demolition of School and Associated Buildings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Outline planning application ref.20190278 was submitted on 18/02/2019; this was granted permission on 16/10/2019.

A Reserved Matters application ref.20201611 was submitted in July 2020 for 23 dwellings by Torrington Properties Ltd on behalf of Repton Developments. Revised plans have been submitted for consultation in September 2021, which will reduce the dwelling number to 22.

The Reserved Matter application is being decided at Committee on 26th January 2022.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 10/01/2022

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	11
2023/24	11
2024/25	0
2025/26	0

Commentary on delivery forecast

Subject to securing planning consent and there being no unanticipated conditions to discharge, a start on site could be achieved in September 2022 with first units complete early 2023 and forecast development completion summer 2023.

Developer's declaration

I confirm that:

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

Developer/Agent: Repton Developments

Print name: Chris Burke

Job title: Technical Lead (Repton)

Date: 18/01/2022

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Lovell Homes/Bidwells
Reference	REP1 (20200847)
Location	Land off Broomhill Lane, Reephams
Planning Status	Allocation (Full application submitted)
Description of Development	Proposed residential development for 141 dwellings with associated open space, highway and landscaping works

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Full planning application (ref. 20200847) submitted 15/04/2020 for 141 dwellings; yet to be determined.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 11/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	10
2023/24	31
2024/25	31
2025/26	31

Commentary on delivery forecast

n/a

Developer's declaration

I confirm that:

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

Developer/Agent: Sam Sinclair

Print name:

Job title:

Date:

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	NCC/Repton
Reference	20161643
Location	Land West of Burlingham Road, South Walsham
Planning Status	Outline Planning Application (PART)
Description of Development	Residential Development of up to 40 Homes.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

The outline planning application was submitted on 25/11/2016 and was approved 04/12/2017. Norfolk County Council has since resolved to sell the site and have identified a preferred purchaser, who is a housebuilder. The preferred purchaser is undertaking due diligence but both Norfolk County Council and purchaser expect a sale to be agreed by the end of 2019/20.

There are no known 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.

UPDATE 111021 – The project is being brought forward by Repton with a scheme encompassing both northern and southern sites in NCC ownership, including representation for inclusion within the GNLP submitted to deliver up to 40 units. Transfer of ownership subject to planning is forecast Quarter one/two of 2022/23 with delivery with 6/12 months

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 11/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	20
2023/24	20
2024/25	0
2025/26	0

Commentary on delivery forecast

Should the sale be completed by the end of the financial year the preferred purchaser has confirmed that they would immediate begin work on a reserve matters application, which they would intend to submit within 6 months of purchase. On the assumption that a RM permission could then be achieved by the end of 2022, 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.

Developer's declaration

I confirm that:

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

Developer/Agent:

Print name: Chris Burke

Job title: Repton Technical Lead (NCC)

Date: 17/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes
Reference	20080367 (Outline), 20130209, 20130224, 20160751, 20160912, 20160911, 20160928, 20160928 (Reserved Matters)
Location	Land at Blue Boar Lane, Sprowston
Planning Status	Reserved Matters Approval (Under Construction)
Description of Development	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works

Site progress

Total Homes Completed at 1st April 2021: 1034

Homes Under Construction at 1st April 2021: 22

Number of homes completed by year

Financial year	Unit completions
2016/17	198
2017/18	198
2018/19	243
2019/20	180
2020/21	148

Commentary on site progress

An outline application (20080367) was submitted on 07/03/2008, the first council resolution to grant permission was made on 13/08/2008. Permission was not, however, issued until 23/05/2011 due to complicated negotiations on the S106 primarily related to viability issues in the immediate aftermath of the global financial crisis.

Following the grant of outline planning consent a first tranche of reserved matters applications across phase 1 of the development was then submitted (20130696, 20130699, 20130209 & 20130224) by the development consortium of Persimmon Homes, Taylor Wimpey and Hopkins Homes. These applications were determined between 21/05/2013 and 16/08/2013. The first housing completions were delivered in the 15/16 monitoring year and the site has delivered strongly since. There now exists reserved matters consents across the whole of the development following the submission and determination of additional reserved matters applications (20160751, 20160928, 20160930, 20160912, & 20160911).

The site is wholly within the ownership of the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 18/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	94
2022/23	47
2023/24	4
2024/25	28
2025/26	26

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

Developer/Agent: Bidwells LLP

Print name: Sarah Hornbrook

Job title: Associate, Planning

Date: 29/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Landmark Planning Ltd
Reference	20090886
Location	Land at Brook Farm & Laurel Farm, Thorpe St Andrew
Planning Status	Outline Planning Permission
Description of Development	600 Dwellings, Link Road, 14.6HA of Employment Land, Local Centre, Railway Halt and Associated Open Space.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Outline application submitted on 07/07/2009. Approval granted on 28/06/2013. The delay to granting permission was a consequence of the inherent complexities of the scheme resulting from its dependence upon, and relationship to, the now completed but then under consideration in an undetermined application, junction works at Postwick Hub.

The delivery of the permitted scheme was, then, contingent upon the delivery of a new link road between Plumstead Road and Peachman Way, including a new bridge crossing the Norwich to Cromer (Bittern) railway line. Agreeable terms have not yet been reached with Network Rail to allow for the construction of the new bridge. This has caused further delays to the implementation of the planning permission.

Various applications have since been submitted and determined in relation to conditions on the outline permission. Of particular note is application 20170421 that was submitted on 13/03/2017. This application removed or varied conditions so as to enable the delivery of the first 270 dwellings of the scheme ahead of the completion of the new link road. This application was approved on 07/09/2017.

The site is in a single landownership. Lothbury Investment Management holds an option on the land. There are no known viability constraints that will prevent the construction of the first 270 homes in accordance with application 20170421.

The only outstanding constraint to the delivery of the first 270 homes is the construction of a roundabout access at Plumstead Road. The construction of the roundabout is being taken forward by Broadland District Council in Partnership with Lothbury Investment Management. The roundabout would provide access to both Brook Farm and Broadland Council owned land north of Plumstead Road. An application (20161873) was submitted on 27/10/16 for the roundabout. A committee resolution to grant planning permission was given on 12/07/17. This permission has not yet been issued however whilst further consideration is given to whether a smaller roundabout scheme can be secured.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 12/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	22
2024/25	45
2025/26	45

Commentary on delivery forecast

BDC are actively engaging with the planning agent (Landmark Planning), transport consultant (Create Consulting) and the Highway Authority to confirm the final design of the Plumstead Road roundabout and a solution to the link road issues that constrains the site to secure the first 270 homes. Funding is in place to enable the delivery of the roundabout.

The site promoter (Lothbury Investment Management) has been actively marketing the site to prospective developers. Detailed discussions about a potential sale are now taking place with a housebuilder who is already active in the local market.

The promoter hoped to secure a sale within 2019. It is now expected that the sale will be achieved during 2020. The planning agent has confirmed the expectation that 1st completions can reasonably be expected in 2021/22 with an annual delivery of approximately 45 units.

UPDATE Oct 2021 – The planning agent could not predict any completions before 2023/24 as no Reserved Matters have been applied for.

Developer's declaration

I confirm that:

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

Developer/Agent: Landmark Planning Ltd

Print name: Peter Wilkinson

Job title: Managing Director

Date: 25/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Brown & Co
Reference	20152081
Location	Land off Green Lane West, Rackheath
Planning Status	Outline planning approval
Description of Development	Residential development of 50 units (Outline)

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Outline application 20152081 was submitted 24/12/2015 and approved on 10/10/2017. The permission has been extended to the end of April 2021. We are in the process of selling the site to a developer.

A Reserved Matters 20210793 application submitted on 29/04/2021 is under negotiation.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 07/12/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	20
2023/24	30
2024/25	0
2025/26	0

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

Developer/Agent: Brown & Co

Print name: Emma Griffiths

Job title: Planner, Associate

Date: 07/12/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Hill/Carter Jonas
Reference	20161896 and 20212075
Location	Racecourse Plantation, Plumstead Road
Planning Status	Outline Consent Granted and Reserved Matters Under Consideration
Description of Development	Erection of up to 300 New Homes and the Creation of a New Community Woodland Park (Outline)

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Hill have had several pre-application discussions with Thorpe St Andrew Town Council, the LPA, the LLFA and Highways Authority regarding the reserved matters application. Following a public consultation event in September 2021, a reserved matters application was submitted at the end of October 2021.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 17/01/2022

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	0
2024/25	53
2025/26	53
2026/27	53
2027/28	53
2028/29	27

Commentary on delivery forecast

Outline application consented for up to 300 dwellings at the site. However, following a thorough review, a reserved matters application for 239 dwellings was submitted, as this is considered achievable considering the technical and design requirements for the site. The reserved matter application is currently under consideration, with approval expected spring 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.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Carter Jonas

Print name: Daniel G Wilson

Job title: Development Manager, Hill

Date: 17/01/2022

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Armstrong Rigg Planning
Reference	20180193
Location	Land North of Smee Lane, Great Plumstead
Planning Status	Outline Planning Permission
Description of Development	Development up to 272 residential dwellings, a 2ha site for a 2 Form Entry Primary School, community uses (Use Class D), public open space and associated infrastructure.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018.

In parallel with the application process Landform have been engaging with potential housebuilders to take on the site. A number of further investigations were undertaken so as to enable an unconditional sale to be agreed. Advanced negotiations are now ongoing with a specific housebuilders in respect of the sale of the site.

As 2021 Orbit Homes have purchased the site and are preparing a Reserved Matters application through Armstrong Rigg Planning.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 05/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	4
2023/24	55
2024/25	55
2025/26	55

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

Developer/Agent:

Print name: Ian Fieldhouse

Job title: Land 7 Planning Director

Date: 11/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Broadland Growth Limited
Reference	GT8
Location	Land North of Plumstead Road
Planning Status	Allocation
Description of Development	

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Development Management reports Broadland District Council Limited are progressing with the delivery of a roundabout (the one that will also serve Brook Farm) in the summer of 2022. The developers (Broadland Growth Limited) continue to look at development options for the housing land.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 07/12/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	32
2024/25	0
2025/26	0

Commentary on delivery forecast

The current proposal is 32 homes but the project is still at feasibility. It is not expected to be completed until late in 2023 / early 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.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent:

Print name: Emily Larter

Job title: Growth Delivery Manager

Date: 07/12/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

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

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

A hybrid planning application (20181601) was submitted on 02/10/2018. Determination of the application has been delayed whilst issues relating to highways, layout and the mix of uses on site are resolved. Significant progress has been made on these issues and therefore it is expected that consent will be granted subject to s106 in 2020/21.

The application went to planning committee on 18/05/2020 and now has a resolution to grant, and is awaiting the signing of the s106. Subsequently, permission was granted 26/04/2021.

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.

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

The first phase of development (plots 1 to 150) commenced construction on 19 October 2021, and the second phase is due to commence April 2022.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 05/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	122
2023/24	101
2024/25	44
2025/26	42

Commentary on delivery forecast

Larkfleet Homes started building phase 1 during 2021/22, with phase 2 commencing during 2022/23. 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 phase per year thereafter.

Developer's declaration

I confirm that:

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

Developer/Agent: Larkfleet Homes Norfolk and Suffolk

Print name: Edward Hendry

Job title: Director of Commercial

Date: 01/12/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Building Partnerships
Reference	GT16
Location	North Rackheath
Planning Status	Allocation
Description of Development	An area of 293ha is identified in the GT 16 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 service facilities and infrastructure. Approximately 3,000 new homes are expected to be delivered in the Plan period.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

The Contract is due to be completed with the housebuilder – October 2020

Planning application submission – February 2022

Permission anticipated – February 2023

1st occupation – February 2024 Delivery

A Masterplan has been prepared and endorsed by Broadland Council. It anticipates that an additional c.1,000 homes could be provided in land safeguarded for potential future expansion.

Taylor Wimpey are looking to bring the site forward via a hybrid planning application. The masterplan is being refreshed to reflect changes since the previous masterplan was adopted and informal discussions are taking place round this. Potential submission by end of February 2022.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 12/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	0
2024/25	50
2025/26	150

Commentary on delivery forecast

The Contract allows for up to 300 occupations per year. There will be some start up lag with the above referenced completions in the early years.

Developer's declaration

I confirm that:

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

Developer/Agent: On behalf of Taylor Wimpey

Print name: Maureen Darrie, GP Planning

Job title: Director

Date: 19/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes
Reference	GT20
Location	White House Farm (North East)
Planning Status	Allocation (Hybrid Planning Application Submitted, 20191370).
Description of Development	Erection of 456 dwellings, including associated infrastructure.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Allocation site GT20 is under an option agreement to the same development consortium (Persimmon Homes, Hopkins Homes & Taylor Wimpey Homes) who are currently building out the 1,233 home White House Farm development site (district reference 20080367), that lies adjacent to this site.

The consortium have confirmed that infrastructure installed as part of the current development has been sized to facilitate the development of GT20 and that their intention to move onto this site promptly once the construction of the adjacent White House Farm site is complete. To enable this an application (District Reference: 20191370) was submitted on 29/08/2019 that seeks outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the highway access. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission.

Due to consultation responses received in the determination of the outline planning application the masterplan has been updated reducing the number of dwellings to 456 (152 per developer). The planning application has a resolution to approve following planning

committee in July 2020 and the S106 is near final at November 2021. 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.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 18/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	20
2023/24	114
2024/25	117
2025/26	87

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 2022/23. They forecast that they will continue to build-out at a rate of approximately 80dpa. Hopkins Homes expect to have completions on GT21 in 2023/24, building out at a rate of approximately 35-65dpa. Taylor Wimpey expect to have completions on GT21 in 2025/26, 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.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Bidwells LLP

Print name: Sarah Hornbrook

Job title: Associate, Planning

Date: 29/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Landmark Planning Ltd
Reference	GT21
Location	Land East of Broadland Business Park (North)
Planning Status	Allocation
Description of Development	

Site progress

Total Homes Completed at 1st April 2021:

Homes Under Construction at 1st April 2021:

Number of homes completed by year

Financial year	Unit completions
2016/17	
2017/18	
2018/19	
2019/20	
2020/21	

Commentary on site progress

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Planning Monitoring Officer

Date: 12/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	
2023/24	
2024/25	
2025/26	

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

Developer/Agent: Landmark Planning Ltd

Print name: Peter Wilkinson

Job title: Managing Director

Date: 25/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	TOWN
Reference	20161058
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
Planning Status	Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle
Description of Development	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to 8,800sqm for shops, services etc and associated infrastructure

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

The Beeston Park scheme was originally submitted as an outline application by Beyond Green Developments Ltd, a wholly owned subsidiary of U&I Group PLC (formerly Development Securities PLC) on 23/10/2012 (District Reference 20121516), receiving a Council resolution to grant planning permission on 29/09/2013. Complex negotiations on the S106 agreement across multiple landowning parties meant that planning permission was not actually issued until 17/02/2016.

No strategic investment partner was ultimately secured to deliver the original permission. This situation did not result from the scheme being deemed unviable but rather the scale of the upfront capital tie in needed to deliver the most costly (in infrastructure terms) element of the scheme first, as per the scheme's original phasing.

Consequently, a S.73 application (reference 20161058) was submitted 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.

Local authority information

Local authority: Broadland District Council

Print name: Paul Harris

Job title: Place Shaping Manager

Date: 21/02/2022

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	25
2024/25	125
2025/26	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. Following several abortive attempts to market unserviced land there has been interest in a wholesale acquisition of the land covered by the Beeston Park planning permission.

Discussions with one party were at an advanced stage immediately prior to the onset of the pandemic and unfortunately the sale fell through.

Discussions are similarly now at an advanced stage with an acquiring developer and its investment partner. It is envisaged that contracts will be exchanged in Q4 2021/22 leading to completion of the deal once the infrastructure RM and related planning approvals are in place.

Once the sale has completed there will be greater certainty in relation to delivery timescales but the acquiring parties are keen to bring forward initial phase 1 land sales to developers. Positive discussions have already taken place with at least one developer already active in the local area in connection with this disposal strategy. This approach will enable reserve matters applications to be submitted and for subsequent development to commence on site in a timely manner in accordance with the above trajectory.

It is envisaged that multiple developers will be onsite at Beeston Park simultaneously and the planning permission is structured to enable the contemporaneous delivery of individual phases.

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. This would have funded roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme.

Unfortunately the bid was unsuccessful, nevertheless the district Council together with the promoter jointly funded the design of strategic infrastructure across phases 2&3. These design works will be available for the acquiring parties to pick up and facilitate speedy delivery of the main phases 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.

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

Developer/Agent: TOWN

Print name: Mike Bodkin

Job title: Head of Planning

Date: 21/02/2022

Joint Delivery Statements and additional officer comments

Greater Norwich Area Housing Land Supply

Joint Delivery Statements

Norwich City Council

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich Regeneration Ltd
Reference	CC3
Location	10-14 Ber Street
Planning Status	Allocation
Description of Development	Allocated for mixed development including a minimum of 10 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Site is owned by Norwich City Council and is suitable for residential / mixed use development.

A design team has been appointed by the Council's wholly owned company, Norwich Regeneration Ltd (NRL) to take forward to a planning application in 2021/22

Local authority information

Local authority: Norwich City Council

Print name

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	
2023/24	9
2024/25	
2025/26	

Commentary on delivery forecast

Current proposals show 9 dwellings being delivered – in pre-app discussions with the planning officer. Anticipating starting on site in 2022/23 and completion in 2023/24 with all dwellings being completed at the same time.

Developer's declaration

I confirm that:

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

Developer/Agent: Norwich Regeneration Ltd

Print name:

Job title: Interim housing development manager

Date: 8.11.2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	CC11
Location	Argyle Street
Planning Status	Allocation
Description of Development	Allocated for a minimum of 12 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Cabinet approval has now been given for the development and funds allocated for design work.

Pre-planning public consultation underway and anticipating submitting an application in 2021.

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	14
2023/24	
2024/25	
2025/26	

Commentary on delivery forecast

Subject to planning approval It is anticipated that construction will commence in Q1 2022/23 with completion likely in Q4 of 2022/23.

Developer's declaration

I confirm that:

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

Developer/Agent: Norwich City Council

Print name:

Job title: Interim housing development manager

Date: 08.12.21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Bignold Estates Ltd
Reference	20/00345/F CC27 (part)
Location	9 Surrey Street
Planning Status	Allocation and permission
Description of Development	Conversion from offices (Class B1) to 14no. dwellings (Class C3), insertion of 4no. dormer windows, ramp to main entrance, new entrance door to cycle store, with associated car parking, bin storage and landscaping.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Applications submitted to discharge pre-commencement conditions awaiting determination.

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	14
2023/24	
2024/25	
2025/26	

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

Developer/Agent: Lanpro (agent)

Print name:

Job title: Associate Director

Date: 2.11.21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	
Reference	R18 18/01772/F 20/01624/MA
Location	Former Start Rite Factory, Mousehold Lane
Planning Status	Allocation and Permission
Description of Development	72 bed care home and 45 extra care apartments

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Care home (currently on site) and new planning application coming forward in the next 2 months to increase the current planning permission for extra care 42 apartment to 45 extra care apartments.

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 20.01.2022

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	Care home
2023/24	45 apartments
2024/25	
2025/26	

Commentary on delivery forecast

Care home completion due October 2022, extra care start on site assuming planning application successful, June 2022, completion June 2023

Developer's declaration

I confirm that:

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

Developer/Agent:

Print name:

Job title: Director

Date: 27.10.21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	R36
Location	Mile Cross Depot
Planning Status	Allocation
Description of Development	Land at Mile Cross Depot is allocated for mixed use development to include housing and small business workshop units. A minimum of 75 dwellings will be provided.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Site has been cleared and buildings demolished. Norwich City Council has approved taking the development forward for council housing at Cabinet in June and July 2020. A design team has been appointed with a view to submitting a planning application in 2022.

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	
2023/24	
2024/25	50
2025/26	106

Commentary on delivery forecast

Looking to submit a planning application in Spring 2022 with a view to being on site in late 2022 with a phased handover from 2024/25 into 2025/26.

Developer's declaration

I confirm that:

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

Developer/Agent: Norwich City Council

Print name:

Job title: Interim housing development manager

Date: 8.11.21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	None appointed
Reference	R37
Location	Bowthorpe Road Community Hospital
Planning Status	Allocation
Description of Development	Housing development in the region of 80 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

The site secured outline planning consent during 2021, based upon the 2018/19 application for development. Significant change to health planning and subsequent infrastructure needs means the site requires an update to its development plan. This will be undertaken during 22-23, subject to available funding. Constraint for development remains , principally around financial business case and technical study to manage known land conditions issues.

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	
2022/23	
2023/24	
2024/25	30
2025/26	30

Commentary on delivery forecast

Until the site has been re-appraised and a new development plan agreed, it is not possible to project the forecast build out rate for housing. Health infrastructure priorities may establish requirement for the use of the site for alternative health use which may influence the volume of housing possible to construct. Housing units developed may be designated to related Health needs as opposed to general population housing.

Developer's declaration

I confirm that:

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

Developer/Agent:

Print name:

Job title:

Date:

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Norwich City Council
Reference	R29 12/00703/O 13/02089/VC 19/00978/MA
Location	Three Score
Planning Status	Allocation
Description of Development	Urban extension of approx. 1000 homes

Site progress

Total Homes Completed at 1st April 2021: 127

Homes Under Construction at 1st April 2021: 26

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	61
2019/20	18
2020/21	32

Commentary on site progress

The site is owned by Norwich City Council

Planning history:

12/00703/O – outline permission for 1000 homes and care home

13/02031/RM – Reserved matters for phase 1 - 92 unit housing with care and 80 bed dementia care home (all complete)

15/00298/RM – reserved matters approve for phase 2 of 172 dwellings

19/00497/MA – change property mix and numbers of phase 2 to 153 dwellings.

Section 1 of phase 2 amounting to 79 dwellings was completed in 2019/20 with a further 32 completing in 2020/21

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	42
2022/23	24
2023/24	52
2024/25	100
2025/26	100

Commentary on delivery forecast

42 dwellings are under construction as at 1.4.21 have now completed in this financial year thus completing phase 2, known as Rayne Park.

Phase 3 has been approved to take forward as a council led development of 76 dwellings with a design team appointed and a planning application submitted and approved in October 2021. Currently negotiating tender and anticipating a start on site in 2021/22 and a phased handover between 2022/23 and 2023/24.

Remainder of the allocation – anticipating approximately 100 dwellings per annum going forward.

Developer's declaration

I confirm that:

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

Developer/Agent: Norwich City Council

Print name:

Job title: Interim Housing Development Manager

Date: 8.11.21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	McCarthy Stone Retirement Lifestyles Ltd/The Planning Bureau Ltd
Reference	R42 19/00911/F
Location	Bartram Mowers, Bluebell Road
Planning Status	Allocation and permission
Description of Development	Demolition of existing buildings and erection of 32 bungalows, 18 apartments, a residents pavilion, access and ancillary development.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Planning permission for phase 2 granted in January 2021. As of November 2021, planning conditions are in the process of being discharged, with a start on site anticipated to begin in January 2022.

Local authority information

Local authority: Norwich City Council

Print name:

Job title: Planner

Date: 09.12.2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	4
2023/24	20
2024/25	16
2025/26	10

Commentary on delivery forecast

Further to a site start forecast for January 2022, it is anticipated that there will be a 12-month lead in time from start on site to the first completions. Forecasted build out rates are higher in the first half of the programme as this reflects the building of the bungalows, which can be completed faster than the build of the apartment block, which will be built after the bungalows. The apartments will be built in the second half of the build programme, which is reflected in the slower delivery rates.

It is anticipated that the development would be complete in FY25/26

Developer's declaration

I confirm that:

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

Developer/Agent: The Planning Bureau Ltd

Print name:

Job title: Senior Planning Associate

Date: 5.11.21

From:
Sent: 22 November 2021
To: LDF
Subject: RE: Five Year Land Supply - CC17ab - Barrack Street

Hi,

We have just started on Phase 2, so it looks like figures are on track.

Regards,

From: LDF
Sent: 22 November 2021 08:32
To: Matt Gray
Subject: RE: Five Year Land Supply - CC17ab - Barrack Street

Dear

Many thanks for your reply.

Thanks for confirming that 88 units are to be completed by April 2022. Below I have copied the information you provided to us last year for this site – could you confirm if the estimated completions are still what you are anticipating post April 2022 please?

Net Homes 1.4.21	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	Beyond 2028
200	88	50	50	32	0	0	0	0

Kind regards

Planner (Policy)
Development and City Services
Norwich City Council

From:
Sent: 17 November 2021
To: LDF
Subject: RE: Five Year Land Supply - CC17ab - Barrack Street

Hi

We should have 88 units completed by April 2022.

From: LDF
Sent: 17 November 2021 14:56
To:
Subject: RE: Five Year Land Supply - CC17ab - Barrack Street

Dear Sir/Madam

Further to my email below, I would be grateful if you could provide an update for the site referred to for our five year land supply exercise by **Tuesday 23rd November**.

Kind regards

Planner (Policy)
Development and City Services
Norwich City Council

From: LDF

Sent: 25 October 2021 14:46

To:

Subject: Five Year Land Supply - CC17ab - Barrack Street

Dear Sir/Madam

As you are probably aware, the National Planning Policy Framework requires local planning authorities to demonstrate a five-year supply of deliverable housing sites. We are currently working on calculating the five-year land supply which will form part of the Annual Monitoring Report for Greater Norwich. We contacted you last year in relation to the five-year land supply as of April 2020 – we are now conducting this exercise as of April 2021 and would appreciate any update you can provide for this site.

In order to meet the Government's requirements as fully as possible, the Council has drafted 'statements of common ground' for sites of 10 dwellings or more. I would be grateful if you could complete the statement attached and return completed copies to me by **Friday 5 November**. Please note the data protection information set out below this email.

Some guidance to help you complete the commentary sections in the form is set out below:

- For the 'Commentary on Site Progress' section, please include reason(s) why delivery has exceeded expected rates, or otherwise. 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.
- For the 'Commentary on Delivery Forecast' section please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used. The information for the period 2021/2022 should be as of 1st April 2021. Please also include information on expected delivery beyond 2026, where relevant.

If you no longer have an interest in the site detailed on the attached form, please let me know, and if possible provide me with the current contact details.

If you have any questions about completing this return, please get in touch.

Many thanks for your assistance and I look forward to hearing from you before **Friday 5 November**.

Kind regards

Planner (Policy)
Development and City Services
Norwich City Council

Joint Delivery Statements and additional officer comments

Greater Norwich Area Housing Land Supply

Assessment at 1st April 2021

Joint Delivery Statements

South Norfolk Council

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Clayland Architects (on behalf of Tas Valley Developments Ltd)
Reference	2006/0171, Allocation ASL1
Location	Aslacton: Coopers Scrap Yard
Planning Status	Detailed Permission
Description of Development	Proposed erection of 15 dwellings with associated access, parking and garaging.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 3

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission submitted 26-01-2006, refused 03-04-2006. Appeal lodged on 12-09-2006, allowed 22-03-2007.

Reserved matters application 2019/0460 submitted 22-02-2019, pending consideration.

Full application 2020/0493 submitted 08-03-2020, approved with conditions 14-05-2021.

Planning permission expires 15-05-2024.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	7
2023/24	7
2024/25	0
2025/26	0

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

Developer/Agent: Clayland Architects

Print name: Flavio Bernardo

Job title: Architect

Date: 17/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Julian Wells c/o FW Properties
Reference	BRA1
Location	Bracon Ash: Land off Norwich Road
Planning Status	Land Allocation
Description of Development	23 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for detailed permission 2016/0713 submitted 24-03-2016, refused 20-09-2017.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 27/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	23
2024/25	0
2025/26	0

Commentary on delivery forecast

Supportive pre-app completed with planning officer.

Public consultation event held in October 2021 and full planning application to be submitted shortly.

No known site or delivery constraints identified at this stage.

Intending to commence on site with development works by next summer

All 23 dwellings to be constructed in one principal development phase

Aiming to complete whole scheme by late 2023.

Developer's declaration

I confirm that:

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

Developer/Agent: FW Properties

Print name: Julian Wells

Job title: Director

Date: 01/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Bovis/Vistry Homes
Reference	2008/2347
Location	Cringleford: Roundhouse Park
Planning Status	Outline permission
Description of Development	Outline application for 53 units within an original residential development of 626 units and associated infrastructure

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 53

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission submitted 03-12-2008, approved with conditions 26-07-10.

Reserved matters application 2012/8844/NEW submitted 02-08-2012, withdrawn 27-09-2012.

Full application 2016/1283 submitted 31-05-2016, refused 13-04-2017.

Full application 2018/0280 submitted 01-02-2018, refused 15-11-2018. Resubmitted as 2019/2227 05-11-2019, pending consideration.

Full application 2018/0281 submitted 01-02-2018, pending decision.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	12
2023/24	41
2024/25	0
2025/26	0

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

Developer/Agent: Vistry Homes Ltd.

Print name: Hannah Short

Job title: Senior Planning Manager

Date: 02/12/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Spencer Burrell (on behalf of Big Sky Developments)
Reference	2013/1494/O (part), Cringleford NP HOU1 (part)
Location	Land south of the A11 & east of the A47, Cringleford.
Planning Status	Outline & some detailed permissions.
Description of Development	350 dwellings and 2,500 sqm of commercial floorspace within 650 dwelling scheme.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 142

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission for up to 650 dwellings, 2500 sqm commercial floorspace and associated works submitted on 08-08-2013, refused 23-07-2014. Appeal lodged on 29-10-2014 and allowed on 08-01-2016. Relevant reserved matters applications as follows:

2018/2783 for 67 dwellings submitted 14-12-2018 and approved with conditions 26-09-2019.
 2018/2784 for 79 dwellings submitted 14-12-2018 and approved with conditions 18-02-2020.
 2018/2785 for 62 dwellings submitted 14-12-2018 and approved with conditions 10-12-2020.
 2018/2786 for 56 dwellings submitted 14-12-2018, pending consideration.
 2018/2787 for 23 dwellings submitted 14-12-2018, pending consideration.
 2018/2788 for 21 dwellings submitted 14-12-2018, pending consideration.
 2018/2789 for 42 dwellings and 500 sqm floorspace submitted 14-12-2018, pending consideration.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	30
2023/24	86
2024/25	26
2025/26	0

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

Developer/Agent: Big Sky Living

Print name: Gary Waterton

Job title: Development Manager

Date: 09/12/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Steve Brandon c/o Inside Land Group Ltd
Reference	DIS1
Location	Diss: Land north of Vincas Road
Planning Status	Land Allocation
Description of Development	Residential development of approx. 44 dwellings.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 01/11/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	24
2023/24	20
2024/25	0
2025/26	0

Commentary on delivery forecast

Planning application anticipated to be submitted to South Norfolk District Council in December 2021 with works commencing on site in Q3 2022 (subject to grant of planning permission).

Developer's declaration

I confirm that:

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

Developer/Agent: Williams Gallagher

Print name: Matthew Williams

Job title: Company Director

Date: 01/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Durrants
Reference	DIS2
Location	Diss: Land off Park Road
Planning Status	Land Allocation
Description of Development	15 dwellings related to the delivery of significant green infrastructure.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	5
2022/23	10
2023/24	-
2024/25	-
2025/26	-

Commentary on delivery forecast

Negotiations are on-going with local developers with an intention that the site is developed within the next 18 months.

Developer's declaration

I confirm that:

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

Developer/Agent:

Print name: Richard Prentice

Job title: Chartered Surveyor

Date: 12/01/2022

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Julian Wells c/o FW Properties
Reference	2018/1934
Location	Hales: Land off Yarmouth Road/west of Hales Hospital.
Planning Status	Land allocation with outline permission.
Description of Development	Outline consent for 20 dwellings (including 6 affordable units) with access, associated infrastructure and public open space.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission submitted 03-09-2018, approved with conditions 11-08-2020.

Planning permission expires 12-08-2023.

Reserved matters application not yet submitted.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	23
2024/25	0
2025/26	0

Commentary on delivery forecast

A revised detailed application shortly to be submitted for 23 dwellings on the site.

A supportive pre-app has been completed with planning officer for new scheme.

No known site or delivery constraints identified at this stage.

Intending to commence on site with development works by next summer.

All 23 dwellings to be constructed in one principal development phase.

Aiming to complete whole scheme by late 2023.

Developer's declaration

I confirm that:

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

Developer/Agent: FW Properties

Print name: Julian Wells

Job title: Director

Date: 02/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Nick Durrant c/o Durrants
Reference	HAR4
Location	Harleston: Spirkett's Lane/ Limes Close
Planning Status	Land Allocation
Description of Development	95 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Sale intended in 2021, with developer expected to submit detailed planning application.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	0
2024/25	0
2025/26	0

Commentary on delivery forecast

I think you have just received a pre app from Cripps Developments who should be developing this land. They are the preferred buyers. If they can get their PP they wish to start developing straight away.

Developer's declaration

I confirm that:

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

Developer/Agent: Durrants

Print name: Nick Durrant

Job title: Director

Date: 10/01/2022

[Information from email, form not signed]

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	CODE Development Planners
Reference	2019/2115/O, HAR5 Allocation
Location	Harleston: land east of Station Hill
Planning Status	Outline Permission
Description of Development	Outline application for demolition of one building and erection of up to 40 dwellings with public open space and associated infrastructure.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission submitted 22-10-2019, pending decision.

There are no land ownership constraints that would affect or delay development of the site.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 29/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	20
2024/25	20
2025/26	0

Commentary on delivery forecast

The Development Management Committee resolved to grant consent in March 2020 and since then we have been chasing a succession of different solicitors acting on behalf of SNC for progress.

Developer's declaration

I confirm that:

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

Developer/Agent: CODE Development Planners

Print name: Mike Carpenter

Job title: Director

Date: 29/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	James Nicholls c/o Norfolk Land Ltd
Reference	Allocation LNGS1 (part)
Location	Long Stratton: North west of the village
Planning Status	Allocated site with hybrid application under consideration
Description of Development	600 dwellings, road link and employment land

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission 2018/0112 submitted 16-01-2018, pending consideration.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 15/11/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	30
2024/25	30
2025/26	30

Commentary on delivery forecast

Developer's declaration

I confirm that:

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

Developer/Agent: Norfolk Land Ltd.

Print name: Craig Lockwood

Job title: Land & Planning Manager (NHL)

Date: 15/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	James Nicholls c/o Norfolk Land Ltd
Reference	Allocation LNGS1 (part)
Location	Long Stratton: East of the village
Planning Status	Allocated site with hybrid application under consideration
Description of Development	1275 dwellings, link road and employment land

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission 2018/0111 submitted 16-01-2018, pending consideration.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 15/11/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	0
2024/25	60
2025/26	60

Commentary on delivery forecast

Housing to be delivered after bypass construction subject to reserve matters approval.

Developer's declaration

I confirm that:

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

Developer/Agent: Norfolk Land Ltd.

Print name: Craig Lockwood

Job title: Land & Planning Manager (NHL)

Date: 15/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Julian Wells c/o FW Properties
Reference	NEW1
Location	Newton Flotman: Land off Alan Avenue
Planning Status	Land Allocation
Description of Development	31 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 27/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	31
2024/25	0
2025/26	0

Commentary on delivery forecast

Supportive pre-app completed with planning officer.

Public consultation event being held on 4 November 2021 following which the full planning application will be submitted.

No known site or delivery constraints identified at this stage.

Intending to commence on site with development works by next summer

All 31 dwellings to be constructed in one principal development phase

Aiming to complete whole scheme by late 2023.

Developer's declaration

I confirm that:

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

Developer/Agent: FW Properties

Print name: Julian Wells

Job title: Director

Date: 01/11/21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Rackhams
Reference	DIS3
Location	Roydon: Land off Denmark Lane
Planning Status	Land Allocation
Description of Development	42 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	2
2023/24	25
2024/25	15
2025/26	0

Commentary on delivery forecast

A planning application is currently being prepared and will be submitted in Q1 2022 at the latest. If our application is successful, we anticipate a start on site by the end of 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.
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Rackhams

Print name: Rachel Rackham

Job title: Director

Date: 05/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Martin Last @ Last & Tricker
Reference	SCO1
Location	Scole: Norwich Road
Planning Status	Land Allocation
Description of Development	15 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Development not yet commenced.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	-
2022/23	-
2023/24	15
2024/25	-
2025/26	-

Commentary on delivery forecast

It is possible that more than 15 dwellings could be constructed.

Developer's declaration

I confirm that:

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

Developer/Agent: Last and Tricker

Print name: Martin Last

Job title: Owner of L&T

Date: 21/01/2022

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Nick Dawes c/o Brown & Co.
Reference	SWA1
Location	Swardeston: Main Road
Planning Status	Land Allocation
Description of Development	30 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 29/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	Not provided
2022/23	Not provided
2023/24	Not provided
2024/25	Not provided
2025/26	Not provided

Commentary on delivery forecast

The site is under offer on a subject to planning deal. This is to a local developer. They are looking at providing at least 40 dwellings.

Delivery subject to a full planning consent hopefully to be submitted in the next 6 months.

Developer's declaration

I confirm that:

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

Developer/Agent: Brown & Co.

Print name: Nick Dawes

Job title: Partner

Date: 01/11/21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	W Easton
Reference	2017/0225
Location	Tacolneston: land adj. The Fields
Planning Status	Outline Permission
Description of Development	Residential development for 21 dwellings together with associated public open space and access.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission submitted 27-01-2017, approved with conditions 30-11-2018.

Planning permission expires 30-11-2021.

Reserved matters application not yet submitted.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	21
2024/25	0
2025/26	0

Commentary on delivery forecast

Subject to planning, we hope to commence on site late Summer 2022, with occupation of plots between June – December 2023.

Developer's declaration

I confirm that:

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

Developer/Agent: Heritage Developments

Print name: Paul Feavearyear

Job title: Construction director

Date: 15/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Michael Martin c/o Zarah Development Ltd
Reference	TAS1
Location	Tasburgh: Church Road
Planning Status	Land Allocation
Description of Development	Up to 30 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 27/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	15
2024/25	15
2025/26	0

Commentary on delivery forecast

Expected planning submission December 2021.

Following planning consent, start on site within six months, completion in 2024/25.

Developer's declaration

I confirm that:

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

Developer/Agent: Zarah Developments Ltd.

Print name: Michael Martin

Job title: Director of Land

Date: 16/11/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Serruys Property Company
Reference	2011/0152
Location	Trowse: May Gurney/Keir site & Carrow Yacht Club
Planning Status	Outline Permission
Description of Development	90 dwellings within an original application for a mixed development consisting of a maximum of 670 dwellings and associated uses.

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

Application for outline permission submitted 02-02-2011, approved with conditions 12-07-13.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	50
2023/24	40
2024/25	0
2025/26	0

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

Developer/Agent: Maddox Planning

Print name: Matt Hill

Job title: Planning consultant

Date: 26/10/2021

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Sam Sinclair c/o Lovell Construction
Reference	2014/2495/O, 2018/2758/D & 2019/1804/D (PCO)
Location	London Road/Suton Lane, Wymondham.
Planning Status	Outline permission, part detailed.
Description of Development	Original outline application for up to 375 dwellings and associated infrastructure, new cemetery and 1.2 ha of land for neighbourhood centre. Reserved matters for two phases comprising 335 dwellings total and 89 and 246 respectively.

Site progress

Total Homes Completed at 1st April 2021: 16

Homes Under Construction at 1st April 2021: 40

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	16

Commentary on site progress

Application for outline permission submitted 01-12-2014, refused 05-06-2015.

Appeal lodged on 26-11-2015 and outline permission subsequently allowed on 13-09-2016.

Application for reserved matters submitted 11-12-2018, approved with conditions 21-05-2019.

Application for reserved matters submitted 06-09-2019, approved with conditions 14-01-2021.

A number of applications have been submitted to discharge conditions on this site.

Units delivered in 2020/21 ahead of forecast.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	30
2022/23	50
2023/24	50
2024/25	50
2025/26	50

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

Developer/Agent: Lovell Construction

Print name: Sam Sinclair

Job title: Regional Technical Manager

Date: 3/11/21

5-year Land Supply Site Form

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

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Big Sky Developments
Reference	WYM1
Location	Wymondham: Friarscroft Lane
Planning Status	Land Allocation
Description of Development	20 dwellings

Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 0

Number of homes completed by year

Financial year	Unit completions
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Commentary on site progress

The site at Friarscroft is not financially viable to proceed with [email comment].

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 25/10/2021

Delivery forecast

Financial year	Unit completions
2021/22	0
2022/23	0
2023/24	0
2024/25	0
2025/26	0

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

Developer/Agent: Big Sky Developments

Print name: Gary Waterton

Job title: Development Manager

Date: 26/10/2021

[Information from email, form not signed]

Additional Officer Commentaries on Sites.

Broadland Sites

Site Attribute	Details
Developer/Agent	U+I PLC / TOWN
Reference	20121516 & 20161058
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
Planning Status	Outline
Description of Development	The Development of Land North of Sprowston and Old Catton to Provide Up To 3,520 Dwellings; Up To 16,800 Square Metres of Employment Space; Up To 8,800 Square Metres of Space For Shops, Services, Cafes, Restaurants and Drinking Establishments; Up To 1,000 Square Metres of Hotel Accommodation; Two Primary Schools; Up To 2,000 Square Metres of Community Space Including A Health Centre, Library and Community Halls; An Energy Centre; Cycle and Vehicle Parking For Residents, Visitors and Staff; Landscaping and Public Open Space for Amenity, Recreation and Food-Growing; Ecological Mitigation and Enhancement; Utilities and Sustainable Urban Drainage Infrastructure; And Pedestrian, Cycle and Vehicular Accesses (Outline)

Commentary

The Head of Planning for the site promoter has signed a Joint Delivery Statement, which is provided along with the 5 year land supply statement. The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This allows for a longer period to issue the permission for the current strategic infrastructure reserve matters permission and future reserve matters applications from developer.

This JDS sets out that during the last year negotiations took place with a new acquiring developer and their investment partner. These negotiations relates to the purchase of the whole site by the new developer.

The following additional commentary in relation to the delivery of the site has been agreed between Broadland District Council, the majority landowner's agent Brown and Co and the site's current investment partner:

- Discussions are at an advanced stage with a developer and investment partner to purchase the whole of the Beeston Park development site.

- Contracts to purchase the Beeston Park site have been finalised and are in the process of being circulated for exchange.
- Contracts are expected to be exchanged in Q1 2022, leading to completion once the current Reserved Matters (District Reference 20180708) and related planning approval are in place.
- The acquiring developer is committed to delivering the Beeston park development, with early development of parts of phase 1 and provision of infrastructure across phases 2 and 3 to enable those parcels to be brought forward.
- The acquiring developer is, we understand not reliant on Homes England external funding.
- The nature of the Beeston Park development site lends itself to simultaneous, multi-phase delivery and it is envisaged that that multiple developers will be active at Beeston Park at any one time. This is practically illustrated across the phases of the development which are split into multiple development parcels capable of separate development.
- Disposals of some parcels of land to developers will take place once the purchase of the site is complete. In this regard, positive discussion have already taken place with housebuilding partners who are already active in the local area. In addition, as well as having experience in the delivery of infrastructure, the acquiring developer also has experience of delivering homes and there is a realistic prospect that they will undertake to deliver one of the three parcels of phase 1.
- The development of Phases 2 and 3 will be brought forward as Phase 1 is developed, so it is not expected to have to deliver all of Phase 1 before Phases 2 and 3 commence. The acquiring developer and strategic investor are not beholden to substantial public sector grant funding, such as the Housing Infrastructure Fund, in order to deliver phases 2 and 3 of the development.
- Based on the above, it is realistic to expect that development will begin on site in 2022/23 with the acquiring developer delivering the Strategic Infrastructure which is the subject of the current application; followed by the first completion of homes from housebuilders in 2023/24 and the ongoing delivery through at least 3 separate developers in accordance with the forecast in the updated Joint Delivery Statement.

Significant progress has now been made towards the approval of the Strategic Infrastructure Reserve Matters application (District Reference 20180708) and related planning applications. There are now only minor administrative issues to address before the consent is issued, including updating documented references to current plans and serving notice on landowners on non-material changes to the redline boundary of the site.

On the basis of the above, the site clearly exceeds the evidential threshold for phase 1 to be deemed realistically deliverable with a reasonable prospect of the remaining phases 2 and 3 to be developed over the remainder of the plan period.

Norwich Sites

Site Attribute	Details
Reference	17/01391/F & 20/00146/NMA
Location	St Crispins House
Planning Status	Full Permission
Description of Development	Change of Use application in respect of the conversion and extension of an existing 3, 4 and 5 storey office building (B1 use class) to student accommodation (sui generis use class) containing 686 student bed spaces and communal accommodation at ground floor level, to include common room facilities and a gymnasium. Associated external works.

Commentary

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 Attribute	Details
Reference	18/01552/F
Location	Premier Inn, Duke Street
Planning Status	Full Permission
Description of Development	Redevelopment of car park site to provide student accommodation (revised proposal).

Commentary

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.