

# Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix A(3)



Jobs, homes, prosperity for local people



## **APPENDIX C1 – SITE FORMS**

### **Joint Delivery Statements and Additional Officer Comments**

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

## **Joint Delivery Statements**

### **Norwich**



Site & Developer/Agent Details				
<b>Developer/Agent</b>	<b>Land Owner</b>			
<b>Reference</b>	18/00652/PDD 18/00651/PDD 18/00642/F CC28			
<b>Location</b>	1-17 Westlegate and Boars Head Yard			
<b>Planning Status</b>	Permission and allocation			
<b>Description of Development</b>	Change of use and upward extension to create 49 residential units			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0	
Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
<b>Commentary on Site Progress</b> (Please see guidance in email)				
Delivery Forecast				
2020/21	2021/22	2022/23	2023/24	2024/25
	15	54		
<b>Commentary on Delivery Forecast</b> The intended delivery of these units currently between 2021/22 and 2022/2023 as above. This is within the time limit for the anticipated completion in line with recently submitted revised PD to ensure deliverability.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul>				
and,				
<ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>				
<b>Local Authority: Norwich City Council</b>		<b>Developer/Agent:</b>		
<b>Name: C. Hounsell</b>		<b>Name: James Bradbury</b>		
<b>Job Title: Planner</b>		<b>Job Title: Senior Development Manager</b>		
<b>Date: 20.11.20</b>		<b>Date: 16/09/2020</b>		

Site & Developer/Agent Details				
<b>Developer/Agent</b>	<b>Norwich City Council</b>			
<b>Reference</b>	19/00978/MA, 19/00497/MA, 18/01586/RM, 15/00298/RM, 14/00874/RM, 13/02031/RM, 12/00703/O R38			
<b>Location</b>	Three Score, Bowthorpe			
<b>Planning Status</b>	Allocation and Permission			
<b>Description of Development</b>	Urban extension			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	79	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	74	
<b>Number of Homes Completed by Year</b>				
	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
	0	0	0	61
				18
<b>Commentary on Site Progress</b>				
The site is owned by Norwich City Council				
<b>Planning history:</b>				
12/00703/O – outline permission for 1000 homes and care home				
13/02031/RM – Reserved matters for phase 1 - 92 unit housing with care and 80 bed dementia care home (all complete)				
15/00298/RM – reserved matters approve for phase 2 of 172 dwellings				
19/00497/MA – change property mix and numbers of phase 2 to 153 dwellings.				
Section 1 of phase 2 amounting to 79 dwellings was completed in 2019/20.				
Delivery Forecast				
	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
	48	26	45	45
				100
<b>Commentary on Delivery Forecast</b>				
48 Dwellings are under construction and likely to complete this financial year. A further 26 will be completed in 2021/22 which will complete phase 2.				
Phase 3 has been approved to take forward as a council led development of approx. 90 dwellings and a design team appointed. Anticipating a start on site in 2021/22 and a phased handover between 2022 and 2024.				
Remainder of the allocation – anticipating approximately 100 dwellings per annum going forward.				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul>				

and,

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

**Local Authority: Norwich City Council**

**Name: C. Hounsell**

**Job Title: Planner**

**Date: 20.11.20**

**Developer/Agent: Norwich City Council**

**Name: Andrew Turnbull**

**Job Title: Interim Housing Development  
Manager**

**Date: 27 October 2020**

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

Site Progress			
Total Homes Completed at 1 <sup>st</sup> April 2020	0	Homes Under Construction at 1 <sup>st</sup> April 2020	0

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

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

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

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

**Developer's Declaration**

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

Local Authority: Norwich City Council

Developer/Agent: ESTATEOUCTION LTD

Name: C. Hounsell

Name: BEN JAMES SMITH

Job Title: Planner

Job Title: DIRECTOR

Date: 20.11.20

Date: 6/11/2020

Site & Developer/Agent Details				
<b>Developer/Agent</b>	Norwich City Council			
<b>Reference</b>	CC11			
<b>Location</b>	Argyle Street			
<b>Planning Status</b>	Allocation			
<b>Description of Development</b>	Development of 14 dwellings			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0	
Number of Homes Completed by Year				
	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
	0	0	0	0
<p><b>Commentary on Site Progress</b></p> <p><i>The site was being taken forward by NRL but has now reverted back to a City Council Scheme. Cabinet approval has now been given for the development and funds allocated for design work in 2020/21.</i></p> <p><i>It is anticipated that a planning application will be made in early 2021</i></p>				
Delivery Forecast				
	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
			14	
<p><b>Commentary on Delivery Forecast</b></p> <p><i>It is anticipated that construction will commence in Q1 2021/22 with completion likely in Q1 of 2022/23. There is a possibility this could be bettered and completion may occur in Q4 2021/22.</i></p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul> <p>and,</p> <ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>				
<p><b>Local Authority: Norwich City Council</b></p> <p><b>Name: C. Hounsell</b></p> <p><b>Job Title: Planner</b></p> <p><b>Date: 20.11.20</b></p>			<p><b>Developer/Agent: Norwich City Council</b></p> <p><b>Name: Andrew Turnbull</b></p> <p><b>Job Title: Interim housing development manager</b></p> <p><b>Date: 2 Sept 2020</b></p>	

**Site & Developer/Agent Details**

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

**Site Progress**

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	88
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**Number of Homes Completed by Year**

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

**Commentary on Site Progress**  
(Please see guidance in email)

Phase 1 under construction.

**Delivery Forecast**

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

**Commentary on Delivery Forecast**  
(Please see guidance in email)

ON TARGET.

**Developer's Declaration**

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.

and,

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

**Local Authority:** Norwich City Council

**Developer/Agent:**

**Name:** C. Hounsell

**Name:** Matt Gray

**Job Title:** Planner

**Job Title:** Senior Technical Co-ordinator.

**Date:** 20.11.20

**Date:** 14.10.20

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

Developer's Declaration

I confirm that:

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

**Local Authority: Norwich City Council**

**Name: C. Hounsell**

**Job Title: Planner**

**Date: 20.11.20**

**Developer/Agent:**

**Name: Mark Bartram**

**Job Title: Managing Director-Bartram Mowers**

**Date: 2<sup>nd</sup> September 2020**

Site & Developer/Agent Details			
<b>Developer/Agent</b>	CAM Architects (Norwich) Ltd		
<b>Reference</b>	18/00917/O		
<b>Location</b>	Constitution Motors, Constitution Hill		
<b>Planning Status</b>	Permission.		
<b>Description of Development</b>	Erection of 12no. new dwellings and associated works		
Site Progress			
<b>Total Homes Completed at 1<sup>st</sup> April 2019</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2019</b>	0
<b>Number of Homes Completed by Year</b>			
2014/15	2015/16	2016/17	2017/18
<b>Commentary on Site Progress</b>			
<p><i>Reserved matters application submitted last year; this is still in progress.</i></p> <p><i>A discharge of conditions application to deal with pre-commencement conditions has been submitted and awaiting approval.</i></p>			
Delivery Forecast			
2019/20	2020/21	2021/22	2022/23
	12		
<b>Commentary on Delivery Forecast</b>			
<p><i>Assuming that planning matters are resolved within the next two months, work on-site is programmed to commence January 2021.</i></p>			
Developer's Declaration			
<p>I confirm that:</p> <ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul> <p>and,</p> <ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>			
<b>Local Authority: Norwich City Council</b>		<b>Developer/Agent: CAM Architects (Norwich) Ltd</b>	
<b>Name: C. Hounsell</b>		<b>Name: Evert Amador</b>	
<b>Job Title: Planner</b>		<b>Job Title: Director</b>	
<b>Date: 20.11.20</b>		<b>Date: 23 September 2020</b>	





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

Hi Charlotte,

I hope the response below gives what you need.

Maria

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

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Hi Maria,

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

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

I hope that helps.

Kind regards, [REDACTED]

---

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

Hi [REDACTED]

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

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

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

Kind regards,

Maria Hammond  
Planner  
Norwich City Council  
01603 989396  
07717 451417  
[mariahammond@norwich.gov.uk](mailto:mariahammond@norwich.gov.uk)  
[www.norwich.gov.uk](http://www.norwich.gov.uk)

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

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

Charlotte

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

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

Please see our letter to the Licencing Team.

Yours sincerely

Nigel Handley  
Director

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

Telephone: 01603 861145

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

Dear Nigel

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

Kind regards

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

[CharlotteHounsell@norwich.gov.uk](mailto:CharlotteHounsell@norwich.gov.uk)  
[www.norwich.gov.uk](http://www.norwich.gov.uk)

Winner of the [RIBA Stirling Prize](#) for our Goldsmith Street housing development.

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

Dear Nigel

Thank you for providing the information for 24 City Road.

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

Kind regards

**Charlotte Hounsell**  
Planner (Policy)  
Norwich City Council  
01603 989422  
07507 868483  
[CharlotteHounsell@norwich.gov.uk](mailto:CharlotteHounsell@norwich.gov.uk)  
[www.norwich.gov.uk](http://www.norwich.gov.uk)

Winner of the [RIBA Stirling Prize](#) for our Goldsmith Street housing development.

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

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Charlotte

Please see the form on 70 Westwick Street, Norwich.

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

Yours sincerely

Nigel Handley  
Director

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

Telephone: 01603 861145

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**01603 431133**  
for Broadland District Council

**0344 980 3333**  
for Norwich City Council

**0808 168 3000**  
for South Norfolk Council

**Annual Monitoring Report**  
**2019-2020**

