

Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix A(4b)



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

South Norfolk Council

Site & Developer/Agent Details

Developer/Agent	Chris Smith c/o Hopkins & Moore Developments Ltd
Reference	2019/1013/F Allocation GIL1
Location	Gillingham: Norwich Road
Planning Status	Full Permission
Description of Development	Residential development of 22 dwellings, together with associated public open space, access roads, garaging and car parking.

Site Progress

Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
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Number of Homes Completed by Year

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

Commentary on Site Progress

Delivery Forecast

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

Commentary on Delivery Forecast

Site Commencement delayed until July 2020 due to Covid Pandemic.
All Dwellings likely to be completed by May 2022.

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent:

Print Name: Chris Smith

Job Title: Development Planner

Date: 4th September 2020

Site & Developer/Agent Details			
Developer/Agent	Mark Nolan c/o Chaplin Farrant		
Reference	2018/1934/O & Allocation HAL1		
Location	Hales: North of Yarmouth Road		
Planning Status	Land Allocation with outline permission		
Description of Development	Outline application for 20 dwellings (including 6 affordable units) with access, associated infrastructure and public open space.		
Site Progress			
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
Number of Homes Completed by Year			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
Commentary on Site Progress			
Outline application 2018/1934/O approved in August 2020.			
Delivery Forecast			
2020/21	2021/22	2022/23	2023/24
-	- 10	- 10	-
Commentary on Delivery Forecast			
Developer's Declaration			
I confirm that:			
<ul style="list-style-type: none"> 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,			
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 			
Local Authority:		Developer/Agent:	
Print Name: Daisy Sutcliffe		Print Name: M.J. Nolan	
Job Title: Spatial Planning Monitoring Officer		Job Title: Architect	
Date: 21 st August 2020		Date: 3 SEP 2020	

Site & Developer/Agent Details

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

Site Progress

Total Homes Completed at 1st April 2020	18	Homes Under Construction at 1st April 2020	0
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Number of Homes Completed by Year

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

Commentary on Site Progress

*Initial 18 dwellings completed prior to 2013.
2016/1161/DC – Discharge of conditions approved for plots 50-58 (remaining 9 plots)*

Delivery Forecast

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

Commentary on Delivery Forecast

**Due to Lockdown progress, has been delayed by approximately 9 months
As a result of lockdown installation of services was delayed & prior to that there was a delay on the bricks required.**

Developer's Declaration

I confirm that:

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

Local Authority:

Developer/Agent:

Print Name: Daisy Sutcliffe

Print Name: S Gibbons

Job Title: Spatial Planning Monitoring Officer

Job Title: Developer

Date: 21st August 2020

Date: 04 Sep 2020

Site & Developer/Agent Details				
Developer/Agent	Nick Durrant c/o Durrants			
Reference	HAR4			
Location	Harleston – Spirketts Lane/ Lime Close			
Planning Status	Allocated Lane			
Description of Development	95 dwellings			
Site Progress				
Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0	
Number of Homes Completed by Year				
.				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-
.				
Commentary on Site Progress				
<p><i>Previous issues with Anglian Water now settled. Services and drainage strategy engineers have reported, infiltration testing now secured. A pre-application response has been received from South Norfolk. We are awaiting confirmation from the Charity Commission about the sale strategy It is anticipated the property will be marketed in 2021 and that a developer will make a detailed planning application.</i></p>				
Delivery Forecast				
.				
2020/21	2021/22	2022/23	2023/24	2024/25
15	40	40	-	-
.				
Commentary on Delivery Forecast				
<p><i>Land owner looking to sell as soon as the Charity Commission have responded. It will be for the developer to make the detailed application. With the strength of the plan allocation an outline application is not considered necessary.</i></p>				
Developer's Declaration				
I confirm that:				
<ul style="list-style-type: none"> 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,				
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 				
Local Authority:		Developer/Agent: Durrants		
Print Name: Daisy Sutcliffe		Print Name: Nick Durrant		
Job Title: Spatial Planning Monitoring Officer		Job Title: Director		
Date: 21st August 2020		Date: 29th September 2020		

Site & Developer/Agent Details

Developer/Agent	Julian Wells c/o FW Properties
Reference	HEM1
Location	Hempnall: off Bungay Road
Planning Status	2019/0864/F Full permission & Allocated Site
Description of Development	Proposed erection of 23 dwellings with associated landscaping, drainage and highways works.

Site Progress

Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0
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Number of Homes Completed by Year

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

Commentary on Site Progress

Subject to achieving consent for the current Section 73 application to reduce charge the affordable housing in the scheme, we are aiming to start the construction works in October 2020.

Delivery Forecast

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

Commentary on Delivery Forecast

See my comment above - on the basis of starting on site in October 2020 then we will build out all of the units in one principle phase with completion in Quarter 2 in ~~2021~~ 2022.

Developer's Declaration

I confirm that:

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

Local Authority: South Norfolk	Developer/Agent: FW Properties
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 21 st August 2020	Date: 24 AUGUST 2020.

Site & Developer/Agent Details

Developer/Agent	Jordan Last c/o Taylor Wimpey
Reference	2011/1804 – Outline, 2015/1594 – RM (phase A1-A), 2017/0151 – RM (phase A1-B), 2018/2326 – RM (phase A2) Allocation HET1 (part)
Location	Hethersett: North Village
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase A1-A = 95 dwellings, Phase A1-B = 91 dwellings, Phase A2 = 181 dwellings
Description of Development	1,196 dwellings with primary school and local services

Site Progress

Total Homes Completed at 1st April 2020	Phase A1-A = 95 dwellings (site complete) Phase A1-B = 62 dwellings Phase A2 = 0 dwellings	Homes Under Construction at 1st April 2020	0
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Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	Phase A1-A – 7	Phase A1-A – 49	Phase A1-A – 39 (site now complete) Phase A1-B - 3	Phase A1-B – 3 Phase A2 - 0

Commentary on Site Progress

*Phase A1-A = complete (95 dwellings), Phase A1-B = 62 units complete. 29 remaining.
Phase A2 = not yet started (181 dwellings)*

Delivery Forecast

2020	2021	2022	2023	2024
33	54	60	44	2

Commentary on Delivery Forecast

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent: Taylor Wimpey

Print Name: Jordan Last

Job Title: Senior Planning Co-ordinator

Date: 03 September 2020

Site & Developer/Agent Details

Developer/Agent	Laura Townes c/o Persimmon Homes
Reference	2011/1804 – Outline, 2015/1681 – RM (phase B1-A), 2017/1104 – RM (phase B1-B), 2018/2500 – RM (phase B2) Allocation HET1 (part)
Location	Hethersett: North Village
Planning Status	Outline permission for 405 dwellings & Detailed Permission for 791. Phase B1-A = 126 dwellings, Phase B1-B = 107 dwellings, Phase B2 = 191 dwellings
Description of Development	1,196 dwellings with primary school and local services

Site Progress

Total Homes Completed at 1st April 2020	Phase B1-A = Site complete, Phase B1-B = 58, Phase B2 = 0 dwellings	Homes Under Construction at 1st April 2020	Phase B1-B = 44 Phase B2 = 0
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Number of Homes Completed by Year

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

Commentary on Site Progress

Phase B1-A = complete (126 dwellings), Phase B1-B = 58 units of 107 complete , Phase B2 = (191 dwellings) not yet started

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
Phase B1-B = 48 (phase complete)				
Phase B2 = 23	Phase B2 = 100	Phase B2 = 52 (Phase complete) Phase B3 = 22	Phase B3 = 70	Phase B3 = 70

Commentary on Delivery Forecast

Phase B2 excludes 16 plots to be acquired by SNDC via the Affordable Housing Option Agreement. 62 plots on Phase B2 under construction as at 12 October 2020. Phase B3 Reserved Matters submission H1 2021; first completions Q4 2022.

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

Site & Developer/Agent Details

Developer/Agent	Hannah Smith, Lanpro Services
Reference	2017/2843 & 2019/2485
Location	Little Melton: South of School Lane
Planning Status	Outline Permission with Reserved Matters Submitted
Description of Development	30 dwellings and associated works

Site Progress

Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
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Number of Homes Completed by Year

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

Commentary on Site Progress

Site allowed on appeal, January 2019. Reserved Matters application approved in March 2020 for appearance, landscaping, layout and scale for the erection of 30 dwellings and associated works following outline permission 2017/2843

Delivery Forecast

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

Commentary on Delivery Forecast

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

Developer s Declaration

I confirm that:

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

Local Authority: South Norfolk Council

Developer/Agent: Lanpro

Print Name: Daisy Sutcliffe

Print Name: Ian Douglass

Job Title: Spatial Planning Monitoring Officer

Job Title: Head of Planning

Date: 21st August 2020

Date: 1 / 9 / 2020

Site & Developer/Agent Details

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

Site Progress

Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	0
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Number of Homes Completed by Year

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

Commentary on Site Progress

2018/0112/O – Outline permission (pending consideration)

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
0	0	0	30	30

Commentary on Delivery Forecast

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent: Norfolk Homes

Print Name: Craig Lockwood

Job Title: Land & Planning Manager

Date: 08.09.20

Site & Developer/Agent Details

Developer/Agent	Chris Webber c/o Barratt/David Wilson Homes
Reference	Phase 1 - 2014/0732 & Phase 2 - 2016/2388 Allocation POR1
Location	Poringland: Heath Farm
Planning Status	Detailed Permission
Description of Development	270 dwellings (150 under Phase 1 - 2014/0732 & 120 under Phase 2 - 2016/2388)

Site Progress

Total Homes Completed at 1st April 2020	Phase 1 = 150 (complete) Phase 2 = 76	Homes Under Construction at 1st April 2020	15
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Number of Homes Completed by Year

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

Commentary on Site Progress

Site has progressed well aside from the dip in build out rates as a result of Covid-19

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
15	29	-	-	-

Commentary on Delivery Forecast

Delivery is on course with a projected site finish by June 2022 of all 120 dwellings

Developer s Declaration

I confirm that:

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

Local Authority:	Developer/Agent: Barratt David Wilson Homes
Print Name: Daisy Sutcliffe	Print Name: Chris Webber
Job Title: Spatial Planning Monitoring Officer	Job Title: Planner
Date: 21st August 2020	Date: 29.08.2020

Site & Developer/Agent Details

Developer/Agent	Spencer Burrell (on behalf of Big Sky Developments)
Reference	2019/2209 & Allocation POR6 (part)
Location	Poringland, Land North of Shotesham Road
Planning Status	Allocated site (part) & full permission pending decision
Description of Development	15no. dwellings and office accommodation, with associated access, parking and play space provision

Site Progress

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

2019/2209/F – pending decision

Delivery Forecast

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

Commentary on Delivery Forecast

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent: Big Sky Developments

Print Name: Spencer Burrell

Job Title: Development Director

Date: 28 September 2020

Site & Developer/Agent Details

Developer/Agent	James Nicholls c/o Norfolk Homes Ltd
Reference	2010/1332 Allocation POR4 (part)
Location	Poringland, West of The Street/South of Stoke Road
Planning Status	Detailed Permission
Description of Development	232 dwellings

Site Progress

Total Homes Completed at 1st April 2020	202	Homes Under Construction at 1st April 2020	30
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Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
9	41	26	13	15

Commentary on Site Progress

13 completed in 13/14
42 completed in 14/15

Delivery Forecast

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

Commentary on Delivery Forecast

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent: Norfolk Homes

Print Name: Craig Lockwood

Job Title: Land & Planning Manager

Date: 08.09.20

Site & Developer/Agent Details

Developer/Agent	James Nicholls c/o Norfolk Homes Ltd
Reference	2014/0319 Allocation POR6 (part)
Location	Poringland, West of The Street/ North of Shotesham Road
Planning Status	Detailed Permission
Description of Development	221 dwellings

Site Progress

Total Homes Completed at 1st April 2020	76	Homes Under Construction at 1st April 2020	15
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Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
13	27	36	0	0

Commentary on Site Progress

Delivery Forecast

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

Commentary on Delivery Forecast

Developer s Declaration

I confirm that:

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

Local Authority:

Print Name: Daisy Sutcliffe

Job Title: Spatial Planning Monitoring Officer

Date: 21st August 2020

Developer/Agent: Norfolk Homes

Print Name: Craig Lockwood

Job Title: Land & Planning Manager

Date: 08.09.20

For more information or if you require this document in another format or language, please phone:

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**Annual Monitoring Report
2019-2020**

