

Additional Officer Commentary on Delivery (Broadland)

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 2022: 0

Homes Under Construction at 1st April 2022: 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.

Hopkins Homes submitted application 20211917 on 22/10/2021, seeking to slightly vary the previously approved house types and layout to the 23 dwellings within Phase 1. This was approved on 18/01/2022, although drainage conditions have not yet been discharged. On review, the discharge of outstanding drainage conditions on this site is not considered to be constrained by nutrient neutrality.

Hopkins Homes were intending to submit a reserved matters application for the balance of the site in the first quarter of 2022, but this has been delayed by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	15
2025/26	50
2026/27	50

Commentary on delivery forecast

Hopkins Homes have indicated that the impact of Natural England's advice on nutrient neutrality may result in a delay of up to two years in progressing planning applications and discharge of drainage conditions. As on-site mitigation is not viable this delay will be commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy. As a result the first units are planned to be delivered towards the end of 2024, once Hopkins Homes are assured that the site can progress seamlessly from the original 23 units covered by application 20211917. The delay is reflected in the above forecast.

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 2022: 0

Homes Under Construction at 1st April 2022: 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 20201627 for 30 dwellings on slightly larger site was submitted 12 August 2020 but cannot currently be determined as it is constrained by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	22
2025/26	8
2026/27	0

Commentary on delivery forecast

Crocus Homes were looking to start on the site within 12 months of approval, and hopeful that short-term solutions to overcome nutrient neutrality would be made available by the Council by August 2022. As solutions are unlikely to be available as quickly as August, an 18-month precautionary delay to delivery has been included. This is reflected in the above forecast.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Hopkins Homes Ltd
Reference	2020/0640
Location	Land Adj., Hall Lane, Drayton, Norwich
Planning Status	Full planning
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 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Full planning application 20200640 for 267 dwellings was submitted on behalf of Hopkins Homes on 20/03/2020 and subsequently granted on 12/08/2021.

Several Discharge of Condition applications related to the site have been granted. Work has commenced on site, although drainage conditions have not yet been discharged. On review, the discharge of these conditions is not considered to be constrained by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	56
2023/24	45
2024/25	60
2025/26	63
2026/27	43

Commentary on delivery forecast

The development has begun and Hopkins Homes are currently intending to carry on with the development as originally programmed. On the basis that the Council does not, on review, consider the discharge of the outstanding conditions to be constrained by nutrient neutrality the programme for the delivery of the site, as shown in the forecast above, has been reflected in the trajectory.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Parker Planning Services Ltd
Reference	20201185
Location	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich
Planning Status	Reserved Matters
Description of Development	Erection of 29 Dwellings & Associated Access (revised proposal)

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 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 the applicant.

A Reserved Matters 20201185 application was registered 13/04/2021. This application was granted on 11/03/2022, but drainage conditions have not yet been discharged.

Application 20220739 to Modify/Discharge Section 106 agreement was submitted by B H Drayton 2020 Ltd on 28/04/2022, a viability assessment is ongoing.

At the time of writing the Council is not in a position to issue permissions for new residential development, or discharge associated drainage conditions on such applications, due to the Natural England advice regarding nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	15
2025/26	14
2026/27	0

Commentary on delivery forecast

As drainage conditions have not been discharged and there is an outstanding application to revise an S106 agreement, a precautionary 18 month delay has been included in the figures, originally predicated for the deliver of the site.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Bidwells
Reference	HEL1
Location	Land at Hospital Grounds, southwest of Drayton Road, Hellesdon
Planning Status	Allocation
Description of Development	Development of approximately 300 dwellings, and B1 uses.

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Bidwells are working with the land-owning trust to develop an outline application, with the intention of selling the land to a housing developer once this is secured. Pre-application discussions have been completed and it was anticipated an application be submitted in October. No application has yet been received.

At the time of writing the Council is not in a position to issue permissions for new residential development in affected catchments due to the Natural England advice regarding nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Commentary on delivery forecast

Bidwells recognize the impact of Natural England's advice on nutrient neutrality, and expect a delay in the issuing of decisions on applications for new development commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy. As such, Bidwells are exploring the potential of preparing representation for inclusion of this site within the GNLP rather than bringing forward an outline planning application in the near future. Any scheme would rely on external mitigation of nutrient impact. Taking the above into account, the site is considered developable but not deliverable, and the delivery of the site has been placed outside the immediate 5 year period.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Repton Developments (Torrington Properties Ltd)/Bidwells
Reference	20201611
Location	Former Lingwood Primary School
Planning Status	Reserved Matters
Description of Development	Residential Development of 23 dwellings including Demolition of School and Associated Buildings

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Outline planning application 20190278 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. Revised plans were submitted for consultation in September 2021. These reduced dwelling numbers to 22. The application was granted on 04/02/2022. Drainage conditions have not been discharged but the discharge of these particular conditions is not considered to be constrained by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	6
2024/25	11
2025/26	5
2026/27	0

Commentary on delivery forecast

Repton had agreed a foul drainage strategy with Anglian Water and had put the construction contract for the site out to tender with the intention of beginning on site in July/August 2022. Due to the expected delays the currently tendered contract will need to be re-drawn once a resolution to mitigate any nutrient impact has been agreed.

The permission has already been implemented through the demolition works but Repton will not be in a position to undertake any further works until they have confidence that drainage and other conditions can be discharged. Repton are not currently progressing their own mitigation strategy for any of their affected sites. Norfolk County Council do however have substantial land holdings (Repton are a wholly owned subsidiary company of Norfolk County Council) so could be in a position implement their own mitigation if ultimately necessary.

Figures had already been pushed back 12 months from their 2021 position for the 5YHLS, but a further 6-month precautionary delay has also been included. This has been included in spite of the fact that the Council does not consider that the discharge of outstanding conditions is constrained by nutrient neutrality. This reflects potential further delays in relation to the tender being redrawn.

Site and developer/agent details

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

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Full planning application 20200847 submitted 15-04-2020 for 141 dwellings. A committee resolution to grant permission was achieved on 07/09/2022. The issuing and implementation is however currently constrained by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Commentary on delivery forecast

Lovell have exchanged on the site subject to planning and are therefore committed to developing the site. There are however outstanding objections from Sport England, this is likely to result in Sports England requesting for the application to be called in should a planning approval been issued.

Lovell expected the application to be referred to the planning committee by August 2022. Assuming the planning committee resolved to grant the 20200847 application, Lovell will engage a consultant to explore potential mitigation options and anticipate that this could be accommodated within wider landholdings. Initial discussions have already begun with a consultant on this basis. Lovell consider that if significant additional costs are associated with mitigation then this may well require a reduction in affordable housing to compensate.

Lovell had originally planned to be on site in 2022. However, in recognition of Natural England's advice on nutrient neutrality, Lovell have factored in a delay of up to two years in securing planning consent and completing any renegotiation resulting from additional cost burdens as a result of Nutrient Neutrality. As a result, they now expect the scheme to start on site in 2024/25, and deliver at a annual rate of around 31 homes per year.

Whilst the above forecast may well be achieved, given the outstanding issues to be resolved that delivery on this site should be placed outside the 5 year period follow GNLP adoption to allow time for outstanding issues to be resolved.

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 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

The outline planning application 20161643 was registered on 25/11/2016 and approved 04/12/2017. Implementation of the scheme was delayed due to agreement being needed over 3rd party over land needed to access the site via Burlingham Road. Application 20161643 has now lapsed.

Allocation SWA1 for 15-20 homes is being carried forward in the emerging Greater Norwich Local Plan (GNLP). In addition, this allocation is proposed to be extended through allocation GNLP0382 for a further 25 homes.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Commentary on delivery forecast

The land is currently owned by Norfolk County Council but there is an agreement in place for the land to be transferred to Repton Homes in order to develop the land in line with the grant of planning permission.

Pre-application advice has been sought from Broadland Council in respect of the larger scheme comprising both the current and proposed allocations. Subsequently, a recommendation has been made to Repton Homes' Board to progress with the preparation of an application for the whole site.

Subject to approval, it is anticipated that this application will be ready to be submitted by the end of 2022, at which point there will be greater clarity around the situation around Nutrient Neutrality and progress with the GNLP. It is noted that the site appears to lie outside the area identified under Natural England Nutrient Neutrality SSSI catchment map. However, at the time of writing there remained uncertainty about whether wastewater from the development would be disposed of within the effected catchment.

The 3rd party access constraint to Burlingham Road remains present. Repton's view is that access via Chameryhall Lane is preferable and have submitted representations to the GNLP inspectors to that effect seeking an amendment to the GNLP0382 policy.

Subject to planning, Repton would want to make a start on site in quarter 4 of 2023. The Council has however taken a more cautious approach to forecasting delivery, assuming the application is submitted after adoption of the GNLP. If an earlier application is submitted, and the site is established as unconstrained, then this cautious approach is likely to prove pessimistic.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Allison Homes Norfolk (formerly Larkfleet Homes)
Reference	GT11 (20181601)
Location	Land East of Broadland Business Park/South of Smee Lane
Planning Status	Allocation (Approved Hybrid Application 20181601)
Description of Development	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) 2. Full Application for the Erection of 315 Dwellings, Accesses and Associated Works.

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Hybrid planning application 20181601 was submitted 02-10-2018 and approved 26-01-2021.

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

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

Drainage conditions have been agreed but not yet discharged for phase 2 of the development. Discharge of these conditions is not however considered to be constrained by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	45
2023/24	45
2024/25	45
2025/26	45
2026/27	45

Commentary on delivery forecast

Larkfleet Homes, now Allison Homes, started building phase 1 during 2021/22. Phase 2 intended to commence during 2022/23, with both phases to deliver concurrently. However delays in agreeing detailed of Phase 2, in part as a result of delays in decision making caused by nutrient neutrality, means that this will no longer occur. Alison Homes now expected continuous delivery of the site at approximately 45 dwellings per year.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Taylor Wimpey
Reference	20180920
Location	Land at St Faiths Road, Old Catton
Planning Status	Reserved Matters
Description of Development	Residential development for the erection of 328 dwellings and associated infrastructure and open space

Site progress

Total Homes Completed at 1st April 2022: 64

Homes Under Construction at 1st April 2022: 35

Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	0
2020/21	28
2021/22	36

Commentary on site progress

Development has commenced on site some time ago with 64 homes being recorded as complete by 1 April 2022 following Council site checks.

A number of conditions have been discharged for 20180920 including in respect of foul and surface water alongside a series of non-material amendments. Details for a number of outstanding conditions are registered with agreement of details significantly advanced.

Delivery forecast

Financial year	Unit completions
2022/23	76
2023/24	52
2024/25	52
2025/26	58
2026/27	26

Commentary on delivery forecast

The site is under construction and has discharged conditions. The Council therefore considers that it is realistic to reflect the most recent delivery forecasts provided by the developer, which were received on 21/10/21.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Taylor Wimpey
Reference	20172208
Location	Land adj Mahoney Green, Rackheath
Planning Status	Outline Approval
Description of Development	Residential Development for up to 205 dwellings and associated works (Outline)

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	0

Commentary on site progress

Taylor Wimpey Strategic Land submitted outline application 20172208 on 19/12/2017, which was granted permission on 17/02/2022. No further applications relating to the reserved matters or the Discharge of Conditions have yet been submitted.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Commentary on delivery forecast

Taylor Wimpey's original intention was to prepare reserved matters applications with the intention of securing permission in 2023, with first completions expected to be delivered in 2025. Following Natural England's publication of their advice on Nutrient Neutrality on 16 March 2022, Taylor Wimpey paused further development of the detailed scheme. Taylor Wimpey have now reprogrammed the site with the current expectation being that Reserve Matters applications will be submitted to enable a consent to be secured in 2025 with first completions expected during 2027. The Council considers this a realistic timeframe that will allow for detailed permission to be agreed and nutrient neutrality issues to be resolved.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Locus Planning
Reference	2019/1472/D
Location	Land South of Moorsticks, Buxton Road, Spixworth
Planning Status	Reserved matters
Description of Development	Development of 19 Dwellings with Associated Access, Open Space, Landscaping, Pumping Station and Drainage Infrastructure.

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Reserved matters application approved 09-03-22, but drainage conditions not yet discharged. The Council, on review, does not consider that the outstanding conditions are constrained by nutrient neutrality.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	19
2026/27	0

Commentary on delivery forecast

Locus Planning are working with the landowner to bring this site forward as soon as is reasonably possible. In recognition of Natural England's advice on nutrient neutrality, Locus Planning have factored in up to a year of delay commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy. The client will be unable to secure their own mitigation and therefore dependent on a scheme bought forward by the Council or through the commercial sector (such as a volume housebuilder).

In recognition that the Council does not consider the site to be constrained by nutrient neutrality, the Council considers it realistic to expect delivery within the next 5 years but has reflected the agent's forecast 12 month delay within the forecast.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Barratt Homes
Reference	2020/0447
Location	Sprowston: Land south of Salhouse Road
Planning Status	Reserved matters
Description of Development	Application for all reserved matters for 535 dwellings with regards to phases 2, 3 and 4 of outline permission 20160498.

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Reserved matters application 2020/0447 was approved 26-06-2020. Pre-application advice was sought on varying the first 230 units of phases 2 to 4 to allow more flexible house types.

Foul and surface water conditions (23 and 19 respectively) have been discharged, the former under the reserved matters approval and the latter through 20202292.

Delivery forecast

Financial year	Unit completions
2022/23	91
2023/24	87
2024/25	99
2025/26	85
2026/27	102

Commentary on delivery forecast

Barratt Homes are committed to this site and do not consider that it is affected by Nutrient Neutrality, however they have commissioned consultants to investigate potential mitigation to minimise impact on their sites. In the meantime, Barratt expect a modest delay to decisions being issued on applications for new development commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy. As such, Barratt are unlikely to proceed with a follow-up application to vary the house types in phases 2 to 4, and instead progress with the existing scheme. This site is dual branded, being sold through the Barratt and David Wilson brands. On this basis, the most recent forecasts provided by the developer on 05/10/21, which were reaffirmed in May 2022, are considered to be realistic.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Harris Irwin
Reference	20190016
Location	Land East of Pound Lane, Thorpe St. Andrew
Planning Status	Full Planning
Description of Development	Demolition of Existing Dwellings and Erection of Care Village (all Use Class C2), Comprising of a 80-bed Care Home, 19 Assisted Living Bungalows, Associated Outbuildings and 1 New Vehicular Access

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Commentary on site progress

Pegasus Group as agents for applicant Carlton Hall Gardens Ltd submitted a Full Planning application 20190016 on 04/01/2019. The application was granted on 11/02/2020.

Development Management are currently dealing with a Variation of Condition application (20211168) submitted by Harris Irwin Associates Ltd, and re-consulting on amended plans. A section 106 has been drawn up for a Deed of Variation but this application is also held up by the Nutrient Neutrality and GIRAMS issues. Drainage condition have not yet been discharged.

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	11
2025/26	44
2026/27	0

Commentary on delivery forecast

The developer was intending to commence on site within 2022/23. However, both the variation of condition (20211168) and Deed of Variation to the S106 are held up by nutrient neutrality. Therefore, a precautionary 18-month delay has been included in the figures with the delivery of the bungalows expected first followed by the care home the following year as a single phase.

Site and developer/agent details

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

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	0

Commentary on site progress

Full planning application 20200847 submitted 15-04-2020 for 141 dwellings. This application has not yet been determined.

At the time of writing the Council is not in a position to issue new outline or detailed permissions for new residential development, or discharge associated drainage conditions on such applications, due to the Natural England advice regarding nutrient neutrality.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 03/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	10
2025/26	31
2026/27	31

Commentary on delivery forecast

Lovell have exchanged on the site subject to planning and are therefore committed to developing the site. There are however outstanding objections from Sport England, this is likely to result in Sports England requesting for the application to be called in should a planning approval been issued.

Lovell expect the application to be referred to the planning committee within the next 3 months. Assuming the planning committee resolves to grant the 20200847 application, Lovell will engage a consultant to explore potential mitigation options and anticipate that this could be accommodated within wider landholdings. Initial discussions have already begun with a consultant on this basis.

Lovell consider that if significant additional costs are associated with mitigation then this may well require a reduction in affordable housing to compensate.

Lovell had originally planned to be on site in 2022. However, in recognition of Natural England's advice on nutrient neutrality, Lovell have factored in a delay of up to two years in securing planning consent and completing any renegotiation resulting from additional cost burdens as a result of Nutrient Neutrality. As a result, they now expect the scheme to start on site in 2024/25. The delivery forecast set out above is consistent with Lovell's current delivery expectations on this basis.