

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	Bidwells / Scott Properties
Reference	GMLP0337R
Location	Land between Fir Covert Road and Reepham Road, Taverham
Planning Status	Proposed allocation in GMLP
Description of Development	The site is allocated for residential development. The site will accommodate at least 1,400 homes including specialist care housing and older persons housing units, associated public open space, local centre, primary school and local medical centre

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Number of homes completed by year

No completions on site to date

Commentary on site progress

The site is a proposed allocation in the Greater Norwich Local Plan. Extensive design and consultation work (including public consultation) has been undertaken by the developer and a outline planning application for the development of up to 1530 residential dwellings, primary school, local community hub and public open space, was submitted for the development in February 2022 (Ref: 20220455) awaiting determination.

Local authority information

Local authority: Broadland District Council

Print name: Samuel Walker

Job title: Planning Policy Officer (GMLP)

Date:

Delivery forecast

Financial year	Unit completions
2022/23	
2023/24	Commencement of works
2024/25	30
2025/26	100
2026/27	150
2027/28	150
2028/29	150
2029/30	150
2030/31	150
2031/32	150
2032/33	150
2033/34	150
2034/35	150
2035/36	50

Commentary on delivery forecast

The planning application is submitted and underway with no major issues arising. Determination is held up by the current Nutrient Neutrality issues affecting the area. The following forecasting is based on the assumption that a mitigation strategy will be in place to enable determination of the planning application in the second quarter of 2023. Work is underway for preparation of a reserved matters application in anticipation of receipt of planning consent.

2022 (Q1) - Submission of outline application

2023 (Q2) - Determination of application

2023/24 - Commencement of works

2024/25 - 30 dwellings

2025/26 - 100 dwellings

2026/27 – 2034/35 - 150 dwellings per annum

2036 - 50 dwellings

Developer's declaration

I confirm that:

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

Developer/Agent: Bidwells LLP

Print name: Iain Hill

Job title: Partner

Date: 25th May 2022