

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 / Abel Homes
Reference	GNLP0159R
Location	Land off Beech Avenue, Taverham
Planning Status	Proposed allocation in GNLP
Description of Development	Residential development, the site will accommodate approximately 25 homes.

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 for residential development of approximately 25 homes. The site is subject to an ongoing planning application for the same form and quantity of development – awaiting determination (Ref: 20211698). This site is adjacent to a site in the same ownership which has existing consent and is progressing on site. This parcel of land is intended to be developed as a subsequent phase to the adjacent site.

Local authority information

Local authority: Broadland District Council

Print name: Samuel Walker

Job title: Planning Policy Officer (GNLP)

Date:

Delivery forecast

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

Commentary on delivery forecast

This site was previously forecast in the GNLP Trajectory for 12 homes; however a proposed revision of the GNLP site allocation brings the site in line with the submitted planning application for 25 homes. As this site is considered to be a second phase of an adjacent site currently under construction, Abel Homes is keen to progress this development as soon as possible. The planning Application decision has been delayed by Nutrient Neutrality issues, assuming a mitigation strategy enables planning consent to be issued in February 2023, development will commence immediately following this with completion of all 25 homes in 2023/24.

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