

5-year Land Supply Site Form

Page 1: Completed by the local authority, updated by the developer/agent if necessary.

Page 2: Completed/Confirmed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Barton Willmore, now Stantec
Reference	TSA3 / 20160423
Location	Land at Griffin Lane, Thorpe St Andrew
Planning Status	Allocation and implemented OPP (and benefitting from a CLEUD for residential development). New outline application under consideration
Description of Development	Outline planning application for up to 150 dwellings and associated infrastructure. N.B. description relates to new application not extant application.

Site progress

Total Homes Completed on 1st April 2022: 0

Homes Under Construction on 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

The site benefits from an extant outline permission for 71 dwellings (ref: 20160423). A number of conditions were discharged in relation to this application and works undertaken that started the development, making it extant. The site also benefits from a CLEUD (20181533, dated 22nd October 2018). A new outline application (ref. 20212061) for up to 150 dwellings was submitted on 09/11/2021.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 09/05/2022

Delivery forecast

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

Commentary on delivery forecast

The new outline application for the Griffin Lane site was submitted in November 2021. The application has been subject to 1 round of consultation. The representations are currently being considered. Barton Willmore is expecting to submit responses to representations received during the first round of consultation in June 2022.

The Nutrient Neutrality (NN) guidance issued by Natural England is being considered in parallel with the responses to representations being prepared. The consultant team has been reviewing the site in line with the NN calculator published by Natural England. The next steps will be to try and engage directly with Natural England about the results being generated by the NN calculator, and any potential mitigation required which may be required.

Subject to planning, the landowner's intention remains to dispose of the site to a third-party developer. Negotiations with a developer are expected to progress following the grant of outline planning permission.

Developer's declaration

I confirm that:

- the site is available, 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:



Print name: Hannah Leary

Job title: Planning Director

Date: 20 June 2022