

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	TSA2 / 20160425
Location	Land at Pinebanks, Thorpe St Andrew (and including Langley North and Langley South)
Planning Status	Allocated 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 295 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 231 dwellings (ref: 20160425). The site also benefits from a CLEUD (20181334, dated 22nd October 2018). A new outline application (ref. 20212058) for up to 295 dwellings was submitted on 09/11/2021. A further outline application (ref. 20212059), for up to 105 dwellings, was also submitted on 09/11/2021 incorporating land which forms part of the Pinebanks allocation and known as 'Langley North' (part of the former Langley Preparatory School) site. In addition, an outline application (ref. 20212060) for 175 dwellings at 'Langley South', part of the former Langley Preparatory School site, was submitted on 09/11/2021. All those applications remain under consideration. This Joint Delivery Statement relates to all three sites referred to above.

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	150
2025/26	150
2026/27	150

Commentary on delivery forecast

The new outline applications for the Pinebanks site and adjacent land were submitted in November 2021. These applications have been subject to one 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.

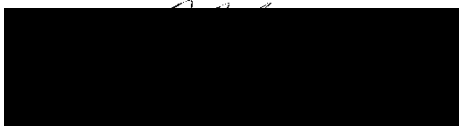
Subject to planning the landowner's intention remains to dispose of the site to a third-party developer. Negotiations with a developer are expected to progress following the grant of outline planning permission.

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