

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 | Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes |
| Reference | 20080367 (Outline), 20130209, 20130224, 20160751, 20160912, 20160911, 20160928, 20160928 (Reserved Matters) |
| Location | Land at Blue Boar Lane, Sprowston |
| Planning Status | Reserved Matters Approval (Under Construction) |
| Description of Development | Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works |

Site progress

Total Homes Completed at 1st April 2022: 1114

Homes Under Construction at 1st April 2022: 14

Number of homes completed by year

| Financial year | Unit completions |
|----------------|------------------|
| 2017/18 | 198 |
| 2018/19 | 243 |
| 2019/20 | 180 |
| 2020/21 | 148 |
| 2021/22 | 80 |

Commentary on site progress

An outline application (20080367) was submitted on 07/03/2008, the first council resolution to grant permission was made on 13/08/2008. Permission was not, however, issued until 23/05/2011 due to complicated negotiations on the S106 primarily related to viability issues in the immediate aftermath of the global financial crisis.

Following the grant of outline planning consent a first tranche of reserved matters applications across phase 1 of the development was then submitted (20130696, 20130699, 20130209 & 20130224) by the development consortium of Persimmon Homes, Taylor Wimpey and Hopkins Homes. These applications were determined between 21/05/2013 and 16/08/2013. The first housing completions were delivered in the 15/16 monitoring year and the site has delivered strongly since. There now exists reserved matters consents across the whole of the development following the submission and determination of additional reserved matters applications (20160751, 20160928, 20160930, 20160912, & 20160911).

The site is wholly within the ownership of the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 28/04/2022

Delivery forecast

| Financial year | Unit completions |
|----------------|------------------|
| 2022/23 | 65 |
| 2023/24 | 0 |
| 2024/25 | 28 |
| 2025/26 | 26 |
| 2026/27 | 0 |

Commentary on delivery forecast

Persimmon Homes have completed all 393 of their homes. Hopkins Homes have 27 units left to deliver which will be completed in 2022/23. Taylor Wimpey anticipate delivering 38 dwellings in 2022/23. A further area of land comprising 54 dwellings (on the Taylor Wimpey parcel) is subject to a restriction on delivery until August 2024.

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: Sarah Hornbrook

Job title: Associate, Planning

Date: 25th May 2022