

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	Brown & Co
Reference	Outline 20152081 and RM 20210793
Location	Land off Green Lane West, Rackheath
Planning Status	Outline consent approved. Reserved Matters approved 16/02/2022
Description of Development	Residential development of 50 units

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 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

Outline application 20152081 was submitted 24/12/2015 and approved on 10/10/2017. The time limit on the permission was been extended to the end of April 2021 as a result of Covid legislation.

A Reserved Matters application (ref: 20210793) was submitted on 29/04/2021 and approved on 16/02/2022. The RM included details related to conditions on landscaping, noise, ground investigations, surface water and ecology.

There are no further discharge of condition applications registered for this site. Orbit Homes now own the site and will be delivering it as an all affordable scheme.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 09/05/2022

Delivery forecast-based on a 6-month delay on the site

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	19
2025/26	31
2026/27	0

Commentary on delivery forecast

Orbit Homes intentions were to begin construction of the site in early 22/23 in order to complete the delivery of the site by the end of the 23/24 financial year. Natural England's guidance on Nutrient Neutrality had meant that Orbit Homes have pushed the site back 6 months in their programme to allow time for a local authority solution to be identified to address the Nutrient Neutrality issue. There is no realistic possibility that the Nutrient Neutrality issue could be addressed directly on this site. Whilst Orbit homes are looking at each affected site individually to see whether Nutrient Neutrality could be addressed on site if necessary, they are not yet exploring their own strategic solution to address issues across all of their sites.

Orbit Homes remain committed to delivery of the site as a 100% affordable housing scheme. The site is therefore less effected by any market limitation on the construction and disposal of their product, although shared ownership units do form part of the proposals. In addition, Orbit homes need to progress quickly with this site due to the financial conditions linked to the Homes England grant which require plots to be started by March 2023 and completed of units by March 2025. Orbit Homes is speaking to Homes England about the delays on all their sites caused by Nutrient Neutrality

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: Orbit Homes

Print name: Ian Fieldhouse

Job title: Land and New Business Director

Date: 01-06-22