

## 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	Norfolk Homes
Reference	20210507
Location	Land South of Green Lane West (Northern Parcel), Rackheath
Planning Status	Full Planning
Description of Development	Construction of 120 Dwellings with Associated Access, Open Space, Landscaping, Associated Works

### 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

Full approval for 322 dwellings (Reference: 20171464) was granted on 25/01/2021. The site is now separated into 2 separate parcels with Norfolk Homes to deliver 120 dwellings on the northern parcel under 20210507 granted 21/07/2021 and Charles Church to deliver the southern phase under 20210472 granted 09/09/2021.

Applications for the discharge of conditions related to surface water, road, footways, cycleways, street lighting, drainage and off-site highway works have also been registered but a decision has not yet been issued.

### 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	25
2024/25	25
2025/26	25
2026/27	25

## Commentary on delivery forecast

Norfolk Homes remain committed to the delivery of the site. Despite the recently issued guidance from Natural England on Nutrient Neutrality, Norfolk Homes intend to complete all plots to slab level before 15 June 2023. This will enable the site to benefit from the transitional arrangements related to the forthcoming changes to the building regulations. Such work is likely to take around a year to complete.

Norfolk Homes are of the view that they would need to review the commitments set out above if no progress towards a local authority led solution to the Nutrient Neutrality issue within 6-7 months.

Notwithstanding the above, due to the ongoing progress with the construction of the site, Norfolk Homes continue to take the view that first occupations would be seen 12-18 months from the start date and would intend to build at around 25 units per year. This is reflected in the delivery forecast set out above.

## 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: Norfolk Homes Ltd

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 18.05.22