

## 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	<b>Landmark Planning Ltd</b>
Reference	20090886
Location	Land at Brook Farm & Laurel Farm, Thorpe St Andrew
Planning Status	Outline Planning Permission
Description of Development	600 Dwellings, Link Road, 14.6HA of Employment Land, Local Centre, Railway Halt and Associated Open Space.

### 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 submitted on 07/07/2009. Approval granted on 28/06/2013. The delay to granting permission was a consequence of the inherent complexities of the scheme resulting from its dependence upon, and relationship to, the now completed but then under consideration in an undetermined application, junction works at Postwick Hub.

The delivery of the permitted scheme was, then, contingent upon the delivery of a new link road between Plumstead Road and Peachman Way, including a new bridge crossing the Norwich to Cromer (Bittern) railway line. Agreeable terms have not yet been reached with Network Rail to allow for the construction of the new bridge. This has caused further delays to the implementation of the planning permission.

Various applications have since been submitted and determined in relation to conditions on the outline permission. Of particular note is application 20170421 that was submitted on 13/03/2017. This application removed or varied conditions so as to enable the delivery of the first 270 dwellings of the scheme ahead of the completion of the new link road. This application was approved on 07/09/2017.

The northern access to the scheme is via a roundabout at Plumstead Road. Construction of the roundabout is being taken forward by Broadland District Council in Partnership with Lothbury Investment Management. The roundabout would provide access to both Brook Farm and Broadland Council owned land north of Plumstead Road. An application (20161873) was submitted on 27/10/16 for the roundabout. A committee resolution to grant planning permission was given on 12/07/17. The permission for the roundabout was granted on 24/09/2021.

### Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 03/05/2022

### Delivery forecast

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

### Commentary on delivery forecast

The site is in a single landownership. Lothbury Investment Management holds an option on the land and have invested in the acquisition of 3<sup>rd</sup> party land to enable access to the site to be achieved. In the view of Landmark Planning, Lothbury remain incentivised to deliver the scheme and continue to actively work to address delivery issues.

The principal delivery issue with the site now relates to whether the delivery of the required link road between Plumstead Road and Broadland Business Park requires new bridge over the Bittern Railway Line, as was originally envisaged. The financial consideration that Network Rail require for the delivery of a new bridge over the railway line currently makes the site unviable.

Highway solutions that avoid this constraint are actively being explored. Landmark Planning consider that with Broadland Northway now delivered, they are able to demonstrate an alternative strategy that will enable the delivery of the required link road and which avoid the need for a new bridge. Negotiations with the Highway Authority and Local Planning Authority in respect of this solution have begun.

However, to deliver their alternative highway strategy, Lothbury also consider that a further S.73 application will be needed in order to increase the trigger for the delivery of the link road from 270 to circa. 450 homes. This is in order to ensure that the scheme can be viably delivered alongside the necessary infrastructure in line with the emerging revised scheme.

Once a deliverable highways solution has been finalised it is intended that the site will be marketed to housebuilders. Previous discussion have been held with housebuilders and there was interest in the site from more than one party. Landmark Planning remain confident

that there will remain strong interest in the development of the site from housebuilder once the site is formally marketed for sale.

Subject to a highway's solution being agreed and the agreement over a revised housing trigger, it is reasonable to consider that development could begin on site towards the end of the current five year period or soon thereafter.

### **Developer's declaration**

I confirm that:

- the site is available, viable (subject to the resolution of identified highway constraints) 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:

[Redacted signature]

Print name: Peter Wilkinson

Job title: Managing Director Landmark Planning Ltd

Date: 26<sup>th</sup> May 2022