

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	Orbit Homes/Armstrong Rigg Planning
Reference	20180193 and 20180194 (11 Self-build plots)
Location	Land North of Smee Lane, Great Plumstead
Planning Status	Outline Planning Permission
Description of Development	Development up to 272 residential dwellings, a 2ha site for a 2 Form Entry Primary School, community uses (Use Class D), public open space and associated infrastructure.

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

The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018. In parallel with the application process Landform engaging with potential housebuilders to take on the site. A number of further investigations were undertaken so as to enable an unconditional sale to be agreed.

As of 2021 Orbit Homes purchased the site and prepared a Reserved Matters application. The application was submitted for approval on 23/09/2021. A further outline application (ref.20180194) was approved on 19/18/2018 for the development of 11 self-build plots. Orbit Homes have purchased this site as well.

Applications for the discharge of conditions in relation to 20180193 have also been submitted in respect of archaeology, surface and foul water, roads, footways and cycleways, noise and arboriculture.

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	4
2024/25	55
2025/26	55
2026/27	55

Commentary on delivery forecast

Prior to Natural England's advice on Nutrient Neutrality, Orbit Homes were of the view that the Reserve Matters Application and conditions were very close to being issued and were expecting to start on site within 2022, completing 4 dwellings by the end of 2022/23 and delivering at a rate of around 55 homes per annum thereafter.

Orbit Homes have however now needed to move the site back in their programme to January 2024. Whilst Orbit Homes hope to be able to benefit from a Local Authority solution to the Nutrient Neutrality issue, they are exploring the opportunity for on-site mitigation on this site.

Orbit Homes initial view is that the site could provide its own mitigation. The site is generous in on-site open space which provide scope to install mitigation. However, it is possible that some further land would be needed as part of an on-site mitigation strategy. Orbit Homes initial estimate is that they could require up-to a further 1ha of land which may result in a reduction in numbers on-site if this were to be necessary with an associated planning approval to accompany any necessary changes.

As elsewhere, 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 also own 9 of the 11 self-build units consented; we will be looking at either renewing the self-build consents. We do not know what the intention is for the remaining two self-build units which remain in the ownership of the previous owners of the site.

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