

## 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	Halsbury Homes
Reference	20200202
Location	Land at Green Lane East, Little Plumstead
Planning Status	Outline Approval
Description of Development	Development of up to 130 market and affordable dwellings, a 92 bed extra care independent living facility (use class C3) and a medical centre (use class D1) with all matters reserved except access (Outline).

### 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 developer Halsbury Homes Ltd submitted an outline application reference: 20200202 on 24/01/2020. This was granted permission on 29/06/2021.

No further applications relating to the Reserve Matters or the Discharge of Conditions have yet been submitted.

### 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	0
2024/25	0
2025/26	0
2026/27	0

## Commentary on delivery forecast

Following the grant of outline planning permission Halsbury Homes continued to make progress towards the delivery of the site. This work included the preparation of their own Reserve Matters details. There has also been interest in the site by other PLC housebuilders. Whilst Halsbury Homes maintain a strong interest in developing the site themselves they have also explored the potential disposal of the site to a third party.

The land safeguarded for a medical centre on the Site has been confirmed to be the preferred location for a new facility by the NHS who also continue to prepare their business case for the delivery of the Medical Centre on the site. NHS funding has been earmarked and a delivery requirement for the new facility to be open has been set at March 2024. The delivery of the Medical Centre is however dependant on the delivery of infrastructure connected to the wider development scheme. The Medical Centre is unable to come forwards independently of the wider housing scheme.

Following Natural England's publication of their advice on Nutrient Neutrality on 16 March 2022, Halsbury Homes has paused further development of the detailed scheme and negotiations with third parties pending further clarification on any mitigations required and when a permission, following the submission of a Reserved Matters application, could be expected. Halsbury do not currently intend to progress their own mitigation scheme(s) for Nutrient Neutrality ahead of further detail of the expectations of the Local Authority around the types of mitigation that would be acceptable.

If further certainty can be provided around the mitigation required and timescales for the determination of Reserve Matters applications then Halsbury Homes would be in a position to be able to move forwards in as little as a matter of weeks to the submission of a Reserve Matters Application. Halsbury Homes continue to see this as an attractive site and would expect in the region of 40 completions of market homes on a site of this type.

## Developer's declaration

I confirm that:

- the site is available, viable (subject to potential Nutrient Neutrality mitigation) 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: Halsbury Homes Ltd

Print name: James Millard

Job title: Land and Planning Director

Date: 11/05/2022