

## 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>Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes</b>
Reference	GT20
Location	White House Farm (North East)
Planning Status	Allocation (Hybrid Planning Application Submitted, 20191370).
Description of Development	Erection of 456 dwellings, including 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

Allocation site GT20 is under an option agreement to the same development consortium (Persimmon Homes, Hopkins Homes & Taylor Wimpey Homes) who are currently building out the 1,233 home White House Farm development site (district reference 20080367), that lies adjacent to this site.

The consortium have confirmed that infrastructure installed as part of the current development has been sized to facilitate the development of GT20 and that their intention to move onto this site promptly once the construction of the adjacent White House Farm site is complete. To enable this an application (District Reference: 20191370) was submitted on 29/08/2019 that seeks outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the highway access. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission.

Due to consultation responses received in the determination of the outline planning application the masterplan has been updated reducing the number of dwellings to 456 (152 per

developer). The planning application has a resolution to approve following planning committee in July 2020 and the S106 has substantively been agreed.

Following Natural England's advice on Nutrient Neutrality, the Council is not currently in a position to determine the application until appropriate mitigation for the site is identified.

### **Local authority information**

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 09/05/2022

### **Delivery forecast**

<b>Financial year</b>	<b>Unit completions</b>
2022/23	
2023/24	40
2024/25	64
2025/26	45
2026/27	93

### **Commentary on delivery forecast**

Reserved matters applications have already been substantially prepared by the consortium in respect and it is their intention that they will be submitted soon after the Outline Planning Permission is granted. The consortium would like the Outline Permission to be progressed with a Grampian condition related to Nutrient Neutrality and would continue with the submission of the reserve matters applications in this eventuality in order to ensure continued progress and timely delivery of development.

Persimmon Homes have completed construction on their parcels of land on the first phase White House Farm site (district reference 20080367) and wish to move onto this site as soon as possible. Taylor Wimpey and Hopkins Homes have a small amount of development that remains to be completed on phase 1.

Persimmon are actively exploring mitigation solutions for nutrient neutrality on all affected sites on an individual basis. However, Taylor Wimpey have separately begun consideration of potential mitigation solutions for their own portfolio of sites.

Permission Homes have applied six-month delay in their programme to account for delays related to Nutrient Neutrality. Taking account of this delay Permission Homes still expect to deliver 40 homes in 2023, 64 in 2024, 45 in 2025 and the remaining 3 in 2026.

Taylor Wimpey and Hopkins Homes expect to delivery their first homes in 2026/27 and would anticipate a rate of approximately 50 and 40 homes per year respectively.

## **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: Bidwells LLP

Print name: Sarah Hornbrook

Job title: Associate, Planning

Date: 30<sup>th</sup> May 2022