

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	Broadland Growth Limited
Reference	GT8
Location	Land North of Plumstead Road
Planning Status	Allocated Land
Description of Development	2 Ha allocated including 33% affordable housing.

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

Development Management reports Broadland District Council Limited are progressing with the delivery of a T-junction, due to commence winter 2022. The intention is that this will become a roundabout in the future once the associated S278 agreements have been executed by the required parties (timescales unknown). The developers (Broadland Growth Limited) continue to look at development options for the housing land.

At the time of writing the Council is not in a position to issue permissions for new residential development, or discharge associated drainage conditions on such applications, due to the Natural England advice regarding nutrient neutrality.

Local authority information

Local authority: Broadland District Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 23/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	32
2025/26	0
2026/27	0

Commentary on delivery forecast

Broadland Growth Limited are committed to this site and are looking at viable development options in readiness to prepare a planning application, although progress is currently being awaited on short-term solutions to Natural England's advice regarding nutrient neutrality. Project completion was expected to be in late 2023 or early 2024, and Broadland Growth Limited do not consider that a modest delay to the final discharge of conditions, commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy, is likely to fundamentally effect the delivery trajectory that they have previously provided for this 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: Broadland Growth Limited

Print name: Emily Larter

Job title: Growth Delivery Manager

Date: 06/06/2022