

5-year Land Supply Site Form

Page 1: Completed by the local authority, updated by the developer/agent if necessary.

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Bidwells / Hopkins Homes
Reference	GNLPO311/0595/2060
Location	Land to the south of Burgh Road, Aylsham
Planning Status	Proposed allocation in GNLP
Description of Development	Allocated for residential development. The site is to accommodate approximately 250 homes, and new primary school

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Number of homes completed by year

No completions on site to date

Commentary on site progress

This site is a proposed new allocation in the Greater Norwich Local Plan. Pre-application discussions have commenced with Broadland District Council in relation to the development of the entire area covered by the Proposed Allocation Site. In support of these discussions, technical work has been undertaken in relation to a range of specialisms, including highways, ecology, archaeology, flood risk and surface water drainage, together with pre-application engagement with Broadland District Council and Aylsham Town Council.

Local authority information

Local authority: Broadland District Council

Print name: Samuel Walker

Job title: Planning Policy Officer (GNLP)

Date:

Delivery forecast

Financial year	Unit completions
2022/23	
2023/24	
2024/25	
2025/26	28
2026/27	50
2027/28	50
2028/29	50
2029/30	50
2030/31	22

Commentary on delivery forecast

Bidwells on behalf of Hopkins Homes are aiming to submit a planning application for this site in Summer 2022. Meetings have been held between the developer and Aylsham Town Council and they are working together to address any issues previously raised, prior to submitting the application. With timescales adjusted to reflect nutrient neutrality issues, Hopkins Homes anticipate that the first units would be delivered on site in 2025/26, and 50 per year delivered per year until 2029/30, with the final 22 units delivered in 2030/31

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: Iain Hill

Job title: Partner

Date: 26 May 2022