

## 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	Cornerstone Planning Limited
Reference	GMLP0596R
Location	Aylsham
Planning Status	Allocation
Description of Development	Land at Norwich Road, Aylsham (approx. 12.78 ha) is allocated for residential development. The site is to accommodate at least 255 homes. The mix of uses is to include a 90 bed care unit/extra care housing <sup>1</sup> , and 0.25 ha for community use to meet sustainable transport objectives.

### Site progress

Total Homes Completed at 1st April 2021: 0

Homes Under Construction at 1st April 2021: 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

GMLP0096R was forecast to commence in 2024/25 with the delivery of 25 homes. Given the prospects for resolving the constraints posed by Nutrient Neutrality GMLP0596R will not be affected by this short-term constraint, and the housing trajectory is unchanged.

### Local authority information

Local authority: Broadland District Council

Print name: Adam Banham

Job title: Principal Planning Policy Officer

Date: 23 May 2022

## Delivery forecast

Financial year	Unit completions
2022/23	
2023/24	
2024/25	25
2025/26	50
2026/27	50
2027/28	25

## Commentary on delivery forecast

Site GNLP0596R continues to be actively promoted by Norfolk Homes Ltd. (NHL), the landowner. A public exhibition was held on 31 March 2022, and preparation of the application is well advanced. NHL still expects to start work on site in 2023, with the first dwellings available in 2024/2025, and completion in 2033/2034. NHL will complete circa 25 dwellings per annum (with increased delivery of 50 per annum in 2025/2026 and 2026/2027 reflecting the expected additional delivery of care housing in those years, via the Saffron Housing Trust, NHL's delivery partner). Given the prospects for resolving the constraints posed by Nutrient Neutrality, it is not expected that site GNLP0596R will be affected by this short-term constraint, and therefore the housing trajectory is unchanged.

## 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: Cornerstone Planning Limited

Print name: Alan Presslee

Job title: Director

Date: 23 May 2022