

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	Persimmon
Reference	20151770
Location	Royal Norwich Golf Club, Drayton High Road, Hellesdon
Planning Status	Full Permission (Phase 1), Reserved Matters (Phase 2), Outline Planning Permission (remainder of site).
Description of Development	Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes. 2. Detailed proposals for the first phase of 108 dwellings and associated infrastructure plus the off-site highway works to serve phase one and the overall scheme. 3. Phase 2 Reserved Matters comprising of 157 dwellings and associated works.

Site progress

Total Homes Completed at 1st April 2022: 101

Homes Under Construction at 1st April 2022: 151

Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	25
2020/21	29
2021/22	47

Commentary on site progress

A hybrid application (ref.20151770) was submitted for approval by Persimmon Homes Limited and Royal Norwich Golf Club on 30/10/2015. The application was for up to 1,000 dwellings and associated infrastructure including reserved matters for 108 dwellings being the first phase of the development. The application was approved on 06/12/2016 for the 108 dwellings with reserved matters and the remaining up to 892 being granted outline approval.

A S73 application (ref. 2071514) being submitted on 01/09/2017 to split phase one into two parts. This application was approved on 28/06/2018. 1st phase of the site with permission for 108 dwellings, is being delivered based on 95 dwellings. The Phase 2 Reserved Matters application (ref. 20201679) for 166 homes was submitted in September 2020. The dwelling number was reduced to 157 by the granting of the application on 14/04/2021.

A further application for 138 dwellings on phase 3 of the site has been submitted (ref:20220391)

Persimmon Homes own the freehold of the land. Wensum Valley Golf Club have taken a lease on the land on the west side of Drayton High Road which will end before the land is needed for commencement of Phases 4-6. Therefore there are no site ownership constraints in being able to deliver the development.

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 28/04/2022

Delivery forecast

Financial year	Unit completions
2022/23	22
2023/24	71
2024/25	60
2025/26	57
2026/27	36

Commentary on delivery forecast

Construction started on the dwellings in phase one during September 2018 with the whole site being sold through the Persimmon Homes brand.

Phases 1A and 1B are substantially complete. Delivery of phase 2 is scheduled to be completed in Q3 2024. Persimmon are optimistic that the reserved matters application for phase 3 will be granted in October 2022, with the first units being delivered in 2024. This timescale allows for a six-month delay in the processing of reserved matters applications and discharge of drainage conditions, which are being dealt with on a phase by phase basis, as a result of Nutrient Neutrality issues. The delivery forecast set out above takes account of this delay.

Further reserved matters applications will be dependent on progress with phase 3, although the outline expires in December 2024. Persimmon are exploring the option of disposing of the site to an alternative housebuilder in parallel with the negotiations over the phase 3 application. Tree constraints and the need for any on-site mitigation to address nutrient neutrality for phase 3 may inhibit the potential for phases 4-6 to provide for the 610 homes required to meet the original aspiration for 1000 across the site.

Persimmon are actively exploring mitigation solutions for nutrient neutrality on all affected sites on an individual basis.. If no progress has been made on mitigating the impact of development over the next six months, Persimmon will need to consider their options and re-evaluate their programme of development. Persimmon would like to explore whether the Council would be

in a position to issue a 'letter of comfort' from the Council agreeing not to undertake enforcement action in respect of conditions that have not been discharged.

Persimmon own the freehold of the site, which has been acquired for the purposes of development. As such they do not consider that the exploration of the potential disposal of the site or any delay related to nutrient neutrality is likely to fundamentally undermine the delivery of the site over the longer-term.

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: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 24th May 2022