

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	Norfolk Homes Ltd
Reference	20202009
Location	Land at Yarmouth Road, Postwick/Brundall
Planning Status	Full Planning
Description of Development	Development of 155 dwellings, open space and vehicular access.

Site progress

Total Homes Completed at 1st April 2022: 2

Homes Under Construction at 1st April 2022: 65

Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	2

Commentary on site progress

An outline application for the scheme (reference 20161483) was granted planning permission on 06/03/2018. A subsequent variation of conditions application (reference 20180935) was granted on 14/02/2019. A Reserved Matters application (reference 20190604) was approved on 07/08/2020. A further application (ref.20202009) to vary the drawings approved as part of the Reserved Matter application 20190604 was granted on 29/02/21.

There are several Discharge of Condition applications related to the site registered at present, the determination of which has been paused as a result of Natural England's guidance on Nutrient Neutrality. However, conditions related to the Foul Water were discharged on 07 August 2020 under 20190560 and Surface Water was discharged under Reserve Matters application 20190604)

Local authority information

Local authority: Broadland District Council

Print name: Diane Barr

Job title: Spatial Monitoring Officer

Date: 09/05/2022

Delivery forecast

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

Commentary on delivery forecast

Norfolk Homes started on site in during 2020 and footings have already been put in for a number of plots. Norfolk Homes remain committed to progressing and intend to complete all plots to slab level before 15 June 2023. This will enable the site to benefit from the transitional arrangements related to the forthcoming changes to the building regulations. Such work is likely to take around a year to complete.

Norfolk Homes are however of the view that a further amendment to the permission is necessary in order to ensure that it meets future housing needs. If it does not prove possible to agree a non-material amendment or S.73 application to give effect to this change it may cause delays to delivery.

Similarly, if the current Discharge of Conditions application are not approved in a timely manner and/or the Local Authority is not in a position to issue a letter of comfort stating their intention not to enforcement against those conditions then that may also effect sales and the delivery of the site.

However, if both the NMA/S.73 matter and Discharge of Conditions are dealt with in a timely manner then it is unlikely to effect the delivery of the site in line with the stated trajectory.

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: Norfolk Homes Ltd

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 18.05.22