

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	Paul Robinson Partnership (UK) LLP
Reference	2020/0261
Location	Former Garage, 75 The Green, Freethorpe
Planning Status	Outline permission
Description of Development	Development of 19 Dwellings, Retention of Existing Office Building & Provision of New Access Road

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

Outline application 20160632 submitted by Faberdean Ltd 08-04-2016, approved 13-04-2017.

New outline application 20200261 submitted 07-02-2020, approved 17-05-2021.

Reserved Matters application 20220619 to discharge the conditions contained within the outline consent submitted 12/04/2022.

At the time of writing the Council is not in a position to issue permissions for new residential development within the effected catchments, 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: Diane Barr

Job title: Spatial Monitoring Officer

Date: 09/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	19
2025/26	0
2026/27	0

Commentary on delivery forecast

PR Partnership have recently submitted a reserved matters application for this site, the site has been acquired by a developer who was in the initial stage of finding available contractors, not yet at a formal tender stage with construction drawings or specifications.

PR Partnership recognize the impact of Natural England's advice on nutrient neutrality and are factoring in a modest delay in progressing planning applications and discharge of drainage conditions. However Anglia Water have since been contacted and confirmed the mains foul drainage from the site is taken to Freethorpe-Halvergate Road Water Recycling Centre, which has a final discharge point outside of the Nutrient Neutrality catchment area. The site is also located outside of the Nutrient Neutrality catchment area.

The developer remains committed to the site and would look to deliver the site as soon as possible following the grant of reserve matters permission. Factoring in their expected delays the developers current programme indicates that the first units would planned to be delivered towards the end of 2024 and it is expected that the site would be completed relatively quickly thereafter.

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.~~ (the agent can't confirm the text crossed out)
- to the best of my knowledge the information included within this Site Assessment form is accurate.

Developer/Agent: Paul Robinson Partnership LLP

Print name: Kori Moore

Job title: Architectural Technologist

Date: 26.05.2022

