

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	The Planning Bureau
Reference	R42 19/00911/F 22/00298/F
Location	Bartram Mowers
Planning Status	Allocation and Permission
Description of Development	Demolition of existing buildings and erection of 32 bungalows, 18 apartments, a residents pavillion, access and ancillary development. Demolition of existing buildings, erection of 26No. bungalows, 74No. apartments, ancillary facilities, landscaping with associated works.

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	57
2019/20	0
2020/21	0
2021/22	0

Commentary on site progress

Phase 1 built out. Works have started on site to delivery phase 2.

A new application has been submitted for phase 3 development for 100 units which cannot currently be determined due to nutrient neutrality.

Local authority information

Local authority: Norwich City Council

Print name: Charlotte Rivett

Job title: Planner

Date: 18.05.2022

Delivery forecast

Financial year	Unit completions – phase 2	Unit completions – phase 3
2022/23	31	0
2023/24	19	0
2024/25	0	0
2025/26	0	20
2026/27	0	30

Commentary on delivery forecast

Forecast has been split to show individual delivery for phases 2 and 3.

Nutrient neutrality is the biggest issue to delivery of phase 3 and this is reflected in the above delivery forecast which anticipates a delay to planning determination of 18-24 months owing to nutrient neutrality issues and the lack of solution to this issue currently.

Preference to deal with nutrient neutrality on site as anticipate this would enable quicker progress in getting planning consent. There is a large amount of open space on site and would consider investigating how this could be used to resolve nutrient neutrality issue. Dependent on finding an accepted calculation methodology to be agreed with the council.

If nutrient neutrality wasn't an issue then all units within phase 3 (100 units) could come forward in the next 5 years.

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: The Planning Bureau Ltd (on behalf of McCarthy Stone Retirement Lifestyles Ltd)

Print name: Rachel Clare

Job title: Senior Planning Associate

Date: 18.05.2022