

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	Bidwells / Bricks Norwich Land Ltd.
Reference	GNLPO401
Location	Land adjacent to River Wensum (former EEB), Duke Street, Norwich
Planning Status	Existing allocation, proposed GNLP allocation
Description of Development	Proposed allocation for mixed-use development which may include a minimum of 100 homes, (or, if the residential element is provided as student accommodation, at least 250 bedrooms). Employment, managed workspace, leisure, financial and professional services, education and cultural uses will also be acceptable as part of a balanced mix.

Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

Number of homes completed by year

No delivery on site to date

Commentary on site progress

This site is allocated in the existing adopted local plan and has had previous consents for redevelopment, now expired un-commenced. The site has been promoted for allocation in the GNLP for mixed use development. An application has been submitted for student accommodation/co housing which is currently undetermined.

Local authority information

Local authority: Norwich City Council

Print name: Samuel Walker

Job title: Planning Policy Officer (GNLP)

Date:

Delivery forecast

Financial year	Unit completions
2022/23	
2023/24	
2024/25	
2025/26	717 units
2026/27	

Commentary on delivery forecast

An application for 717 units of student accommodation and co-housing units has been submitted and is currently under consideration. Determination of this application has been impacted by the current Nutrient Neutrality issues. An application for demolition of existing buildings is being prepared to run in parallel with the undetermined planning application to speed up the process. Assuming determination of the application takes place in February 2023; the developers are forecasting a start on site immediately following consent with a development timetable of 24 months. All 717 units are forecast to be delivered simultaneously.

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:

Print name:

Job title:

Date: