

## 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	Weston Homes / pal-planning ltd
Reference	GNLP0506
Location	Anglia Square, Norwich
Planning Status	Proposed allocation in the GNLP
Description of Development	Allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area.

### 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

This site has an existing consent for additional retail floorspace and residential flatted development from 2008 which is extant due to implementation of some of the road infrastructure; however, this consent is not reflective of current retail market trends and for various reasons is not ever likely to be delivered. An application for approximately 1200 homes over flexible retail and commercial accommodation, together with, inter alia, a multiplex cinema and hotel, was granted a resolution to approve by Norwich City Council Planning Applications Committee in 2018 but was subsequently refused by the Secretary of State following being 'called in'. The site is a proposed allocation in the Greater Norwich Local Plan and there is a current ongoing new hybrid planning application for a residential-led mixed use development for inter alia up to 1100 dwellings, that was submitted in March 2022, which is pending consideration with Norwich City Council. The developers have undertaken extensive design and consultation work with multiple stakeholders and the public for the revised proposed scheme prior to submission, which has demonstrated widespread support.

### Local authority information

Local authority: Norwich City Council

Print name: Samuel Walker

Job title: Planning Policy Officer

Date:

## Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	200
2025/26	200
2026/27	200
2027/28	200
2028/29	200
2029/30	100

## Commentary on delivery forecast

A planning application was submitted in March 2022. Subject to planning approval, the detailed development programme relies on a start on site early in 2023. Delivery will be reliant on HIF funding and the build programme is structured around the milestones that would need to be met for HIF funding to be drawn down in accordance with Homes England requirements for expenditure. The limited availability of public funding requires development to be delivered at pace. The programme sees the delivery of around 200 dwellings by the end of 2025 and the remainder by the end of 2030.

## Developer's declaration

I confirm that:

- the site is available, viable and subject to planning permission being granted in Autumn 2022, 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: Peter Luder BA MUP MRTPI

Job title: Director

pal-planning Ltd

Date: 23 May 2022