

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	Vistry Homes Ltd & Tilia Homes Ltd
Reference	2008/2347/O, 2018/0281/F and 2019/2227/F
Location	Cringleford: Roundhouse Park
Planning Status	Outline permission
Description of Development	Two detailed applications for 18 and 32 units respectively, building on remaining outline permission for 53 units within an original residential development of 626 units and associated infrastructure.

Site progress

Total Homes Completed at 1st April 2022: 573

Homes Under Construction at 1st April 2022: 0

Number of homes completed by year

Financial year	Unit completions
2017/18	38
2018/19	0
2019/20	0
2020/21	0
2021/22	0

Commentary on site progress

Outline permission for 626 units approved 26-07-10 and followed by various reserved matters permissions which have built out over the years, most recently in 2017/18.

Full application 2018/0280 for 35 units submitted 01-02-18, refused 15-11-18. Resubmitted as 2019/2227 for 32 units on 05-11-2019, pending consideration.

Full application 2018/0281 for 18 units submitted 01-02-2018 and has a committee resolution to approve.

At the time of writing the Council is not in a position to issue permissions for new residential development, or discharge associated drainage conditions on such applications, due to the Natural England advice regarding nutrient neutrality.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 16/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	12
2024/25	41
2025/26	0
2026/27	0

Commentary on delivery forecast

Vistry remains committed to completing the Roundhouse Park development and is looking to gain Committee resolution to grant permission for the full applications and to also complete the S106 agreements for these sites. However, the nature of the site means that on-site or developer-led mitigation for nutrient neutrality is unlikely to be feasible. Currently the Council is not in a position to issue decisions on applications for new residential development due to the Natural England advice regarding nutrient neutrality without mitigation in place. Vistry is planning to begin work on site in autumn 2022, but recognises that this may be postponed due to the delays in issuing approvals.

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: Vistry Homes Ltd & Tilia Homes Ltd

Print name: Hannah Short (Vistry Homes Ltd)

Job title: Senior Planning Manager

Date: 20th June 2022