

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	Persimmon
Reference	EAS1 2014/2611/O
Location	Land N & S of Dereham Road
Planning Status	Outline permission
Description of Development	Remaining 599 of original 890 dwellings not covered by the reserved matters consent 2020/0962.

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

Reserved matters application 2020/0962 submitted 04/06/2020, approved 19/03/2021. Drainage conditions have yet to be determined for this first phase of development.

Reserved matters application 2021/1612 submitted 07/07/2021, pending decision.

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: 25/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	42
2023/24	116
2024/25	84
2025/26	29
2026/27	73

Commentary on delivery forecast

Persimmon remains committed to progressing this site, but has allowed for a six-month delay in the processing of reserved matters applications and discharge of drainage conditions.

If no progress has been made on mitigating the impact of development over the next six months, Persimmon will need to consider their options for development beyond slab level. For those parts of the site which benefit from detailed permission, but where matters to resolve drainage conditions have not yet been discharged (Phase 1), further options being explored include a 'letter of comfort' from the Council agreeing not to undertake enforcement action on that issue. Persimmon are actively exploring mitigation solutions for nutrient neutrality on all affected sites on an individual basis.

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.
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Developer: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 27.5.22