

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	Orbit Homes
Reference	2021/1847/F
Location	Land to the North of Dereham Road, Easton
Planning Status	Full permission
Description of Development	Residential development of 72 dwellings

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

Application for full permission received 12-08-21, approved 27-01-22, expires 27-01-2025.

Drainage conditions have not yet been discharged on site. Section 104 agreed in principle
The S106 has been signed.

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	25
2024/25	42
2025/26	5
2026/27	0

Commentary on delivery forecast

Orbit Homes have received Homes England (HE) funding to progress this site, which requires that work is completed by March 2025; although, Orbit has informed HE of the nutrient neutrality issue. Orbit Homes is committed to this site and had hoped to commence building work imminently, but recognise the challenge posed by Natural England's advice on nutrient neutrality and have factored in a six-month delay. Orbit can commence some groundworks on site in advance of the nutrient neutrality being addressed.

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: Ian Fieldhouse

Job title: Land & New Business Director

Date: 01-06-22