

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	Craig Lockwood, Norfolk Homes.
Reference	2019/2318/F
Location	Trowse: Devon Way/Hudson Avenue.
Planning Status	Full Permission
Description of Development	Erection of 83 no. dwellings, vehicular access, landscaping, open space and associated infrastructure.

Site progress

2019/2318/F is phase 2 of a Norfolk Homes development. 61 homes within phase 1 were completed as of 1 April 2022. As of 1 April 2022 the remaining 37 dwellings of phase 1 were all under construction. Conditions have begun to be discharged for 2019/2318 alongside a series of non-material amendments.

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

There are a number of outstanding conditions to be discharged, including conditions related to foul and surface water discharge. At the time of writing the Council is not in a position to discharge conditions on applications for new residential development.

A start has not yet been made on Phase 2.

Local authority information

Local authority: South Norfolk Council

Print name: Iolo Jones

Job title: Planning policy assistant

Date: 09/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	5
2023/24	25
2024/25	25
2025/26	25
2026/27	3

Commentary on delivery forecast

Norfolk Homes remain committed to progressing the site. Norfolk Homes's intention remains to provide and seek agreement for relevant construction details in order begin on site during the early part of 2022/23 and complete all plots to slab level before 15 June 2023. This will enable the site to benefit from the transitional arrangements related to the forthcoming changes to the building regulations. Such work is likely to take around a year to complete. Therefore, Norfolk Homes does not consider that a modest delay to the final discharge of conditions, commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy, is likely to fundamentally effect the delivery trajectory that they have previously provided for this site.

Norfolk Homes are however of the view that if no clear progress is made toward the identification of a nutrient mitigation and management strategy within 6-7 months then they may need to suspend the further development of the site at that point, which may cause further delays.

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: Norfolk Homes Ltd

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 18.05.22