

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	Norfolk Land Ltd
Reference	Allocation LNGS1 (part)
Location	Long Stratton: East of the village
Planning Status	Allocated site with hybrid application under consideration
Description of Development	1275 dwellings, link road and employment land

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 hybrid permission (bypass in full, other matters in outline) ref. 2018/0111 submitted in 2018 and is pending consideration.

This application, alongside 2018/0112 for land to the north west of Long Stratton, has been through a major re-consultation to address many of the issues raised by initial comments on the application(s). The Council aims to be in a position resolve to grant permission during 2022. The Council is currently eventuating the viability information that supports the most recent submissions, although is aware that this may be revised in light of any additional costs incurred to address nutrient neutrality.

Norfolk County Council received approval of its Outline Business Case (OBC) from DfT on 26 July 2021, in a letter confirming Programme Entry for the Long Stratton Bypass and funding of £26.21m. NCC will be required to submit a Full Business Case to draw down the DfT funding. To date the project is being progressed in accordance with the DfT letter and there are currently no indications that funding would be withdrawn as a consequence of Nutrient Neutrality.

At the time of writing the Council is not in a position to issue decisions or discharge drainage conditions on applications for new residential development without being satisfied that nutrient neutrality can be suitably addressed.

Local authority information

Local authority: South Norfolk Council

Print name: Simon Marjoram

Job title: Principal Planning Policy Officer

Date: 28/06/2022

Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	50

Commentary on delivery forecast

Norfolk Land Ltd are committed to this site and have commissioned drainage/nutrient experts to examine potential on-site and off-site mitigation (including extensive/already planned green infrastructure) solutions to the nutrient neutrality issue raised by Natural England. While recognizing that there may be a modest delay to planning decisions commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy (and still aiming to secure permissions in 2022), Norfolk Land Ltd does not consider that this is likely to fundamentally effect the delivery trajectory that it has previously provided for this site

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 Land Ltd

Print name: Craig Lockwood

Job title: Land & Planning manager

Date: 30.06.22