

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 Homes |
| Reference | Allocation LNGS1 (part) |
| Location | Long Stratton: North west of the village |
| Planning Status | Allocated site with hybrid application under consideration |
| Description of Development | 600 dwellings, road link 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 (first phase and link road in full, other matters in outline) ref. 2018/0112 submitted in 2018 and is pending consideration.

This application, alongside 2018/0111 for land to the east of Long Stratton and the bypass, 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.

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 | 30 |
| 2025/26 | 30 |
| 2026/27 | 30 |

Commentary on delivery forecast

Norfolk Homes 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 Homes 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 Homes Ltd.

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 30.06.22