

## 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	2011/1804 and reserved matters plus uplift 2021/0758/O
Location	Hethersett North Village
Planning Status	Outline permission with reserved matters
Description of Development	Residential led mixed use development of 1196 dwellings and associated uses including a Primary School. Plus 200 dwelling uplift.

### Site progress

Total Homes Completed at 1st April 2022: 273

Homes Under Construction at 1st April 2022: 67

### Number of homes completed by year (Persimmon plots only)

Financial year	Unit completions
2017/18	49
2018/19	64
2019/20	70
2020/21	42
2021/22	47

### Commentary on site progress

Application for outline permission was approved 22-07-2013. Persimmon reserved matters:

2015/1681 delivered 26 units in 2016/17, 49 units in 2017/18 and 51 in 2018/19.

2017/1104 delivered 13 units in 2018/19, 70 units in 2019/20 and 42 units in 2020/21.

2018/2500 delivered 40 units in 2021/22 and has 151 units remaining.

2021/2226 reserved matters for 148 units was submitted 05/10/2021, pending consideration.

A further outline application 2021/0758 for an uplift of 200 units was approved 20-10-2021.

At the time of writing, the Council is not in a position to issue decisions on new homes or the discharge of drainage conditions due to the NE advice on nutrient neutrality. However, the Council will continue to seek to look for potential solutions for sites where drainage strategies are in place.

## 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	75
2023/24	76
2024/25	76
2025/26	76
2026/27	76

## Commentary on delivery forecast

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

Delivery for 2022/23 is predominantly Phase B2, which is currently progressing.

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 phase B3 and the proposed 'uplift' scheme. For those parts of the site which benefit from detailed permission, but where matters to resolve drainage conditions have been agreed but not discharged (Phase B3), 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.

For the part of the site which benefits from resolution to grant outline only (the 'uplift'), Persimmon would be willing to explore the use of a Grampian condition to allow this site to proceed more quickly. In terms of the discharge of conditions, Persimmon does not consider that nutrient neutrality is likely to fundamentally the longer-term delivery trajectory.

## 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: Persimmon Homes

Print name: Debi Sherman

Job title: Head of Planning

Date: 24<sup>th</sup> May 2022