

5-year Land Supply Site Form

Page 1: Completed by the local authority, updated by the developer/agent if necessary.

Page 2: Completed by the developer/agent.

Site and developer/agent details

Site attribute	Details
Developer/Agent	Spencer Burrell, Big Sky Developments
Reference	2013/1494/O and relevant reserved matters 2018/2783-89
Location	Land south of the A11 & east of the A47, Cringleford.
Planning Status	Outline Permission with Reserved Matters
Description of Development	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-4 comprising 55 dwellings together with associated landscaping and infrastructure.

Site progress

Reserved Matters 1 (2018/2783) – first 2 units completed 2020/21; 58 units completed 2021/22; remaining 7 units not started at 1 April 2022.

Reserved Matters 2 (2018/2784) – first 33 units completed 2021/22; remaining 46 units under construction at 1 April 2022.

Reserved Matters 3 (2018/2785) – permission granted December 2020, not started at 1 April 2022.

2018/2786/D is Reserved Matters 4 of a Big Sky development.

Reserved Matters 5 to 7 are covered by applications 2018/27817-9.

Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	0
2020/21	2
2021/22	91

Commentary on site progress

Currently the applications for Reserved Matters 4 to 7 have yet to be approved. Whilst there is a drainage strategy in place covering all phases, each reserved matters application is still required to discharge the relevant surface and foul water conditions. At the time of writing the Council is not in a position to discharge such conditions on applications for new residential development due to the advice from Natural England regarding 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: 10/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	108
2023/24	83
2024/25	66
2025/26	0
2026/27	0

Commentary on delivery forecast

Big Sky remains committed to progressing the site and has engaged an ecologist to look at the potential to address Nutrient Neutrality. However, at the time of preparing this statement Big Sky anticipates a delay in timetabling, commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy, with an anticipated start date for Reserved Matters 4 of late-2023. Due to the nature of the organisation and its focus on delivering in South Norfolk, as well as the Homes England funding secured to support delivery, Big Sky would commence Reserved Matters 4 and beyond as soon as feasibly possible.

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: Spencer Burrell

Job title: Director

Date: 07/06/22