

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 | Julian Wells c/o FW Properties |
| Reference | BRA1 |
| Location | Bracon Ash: Land off Norwich Road |
| Planning Status | Land Allocation |
| Description of Development | 23 dwellings |

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

Full application 2021/2579 pending consideration, subject to resolutions of highways, drainage, and ecology issues.

At the time of writing the Council is not in a position to issue decisions on applications for new residential development due to the NE advice on nutrient neutrality.

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 | 0 |
| 2023/24 | 23 |
| 2024/25 | 0 |
| 2025/26 | 0 |
| 2026/27 | 0 |

Commentary on delivery forecast

FW Properties remains committed to progressing the site; however now anticipate 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 of mid-2023.

FW Properties is however of the view that if the full application for the HAL1 allocation at Hales (2022/0287, see separate form) is approved before clear progress is made toward the identification of a nutrient mitigation and management strategy, the Hales application would take precedence for earlier delivery.

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: FW PROPERTIES

Print name: JULIAN WELLS

Job title: DIRECTOR

Date: 11 MAY 2022