

## 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	Lewis Nicholls
Reference	2021/2207
Location	Land north of Heath Farm, Caistor Lane, Caistor St Edmund
Planning Status	S73 application
Description of Development	Erection of 16 dwellings (5 affordable, 11 market) and proposed access to the south of Caistor Lane without complying with condition 2 previously imposed on the approval of reserved matters 2018/2232 on 19th July 2019 pursuant to condition 1 on planning permission 2014/1302 dated 11th December 2015 to amend the layout and dwelling types. Includes amendments to the S106 to permit the S73 application and amendments to the affordable housing mix.

### 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

Original outline application 2014/1302 was allowed at appeal on 11<sup>th</sup> December 2015. Reserved matters application 2018/2232 was approved on 19<sup>th</sup> July 2019. The development has been lawfully commenced and a subsequent S73 application 2021/2207 has been approved. Conditions are currently in the process of being discharged 2022/0527, 2022/0526, 2021/2780 and 2021/2208.

Foul water drains southeast to Poringland WRC and should not impact nutrient neutrality. The applicants have submitted information to illustrate that surface water also drains away from the catchment affected by nutrient neutrality. Subject to confirmation of this, an Appropriate Assessment can be completed to demonstrate that the site is not constrained by nutrient neutrality.

### 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	8
2023/24	8
2024/25	0
2025/26	0
2026/27	0

### Commentary on delivery forecast

The developer remains committed to the site and would like to start work imminently and firm interest has already been shown in the initial plots. An extension of time has been secured to the 15 June and the developer is confident that nutrient neutrality is not likely to fundamentally effect the delivery trajectory that they have 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: LEWIS NICHOLS ASSOCIATES

Print name: ANDY NICHOLS

Job title: DIRECTOR.

Date: 27/5/22