

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	Pegasus
Reference	2021/2783
Location	Land south-west of Newfound Farm, Colney Lane, Cringleford
Planning Status	Variation of condition
Description of Development	Variation of Condition 2 of reserved matters approval 2018/2200 pursuant to Condition 2 of outline planning permission 2013/1793, amendments to house types for 101 plots and associated layout.

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 received 22-12-2021, currently under consideration. Crest Nicholson Eastern acquired 101 units of the reserved matters permission 2018/2200 from Barratt Homes. While drainage conditions have been agreed and implemented, these have not yet been discharged.

At the time of writing the Council is not able to discharge conditions on applications for new residential development due to the Natural England 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: 19/05/2022

Delivery forecast

Financial year	Unit completions
2022/23	10
2023/24	60
2024/25	31
2025/26	0
2026/27	0

Commentary on delivery forecast

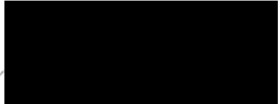
Crest Nicholson Eastern is committed to developing this site and is hopeful that the S73 application to change the unit types will not be affected by NE's advice on nutrient neutrality as it does not change the agreed drainage strategy or substantively alter house sizes; however, it is recognised that this is subject to the legal advice being sought by the Norfolk Planning authorities on a number of issues surrounding nutrient neutrality.

As the site benefits from detailed permission and drainage conditions have been agreed but not discharged, further options being explored include a 'letter of comfort' from the Council agreeing not to undertake enforcement action on that issue. Therefore, CNE do not consider that nutrient neutrality is likely to fundamentally effect the delivery trajectory that they have previously provided for this site. Allowing for the above, work on site is expected to begin in summer 2022.

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: Andrew Owen

Job title: Planning Manager

Date: 23/05/2022