

## **Additional Officer Commentary on Delivery (South Norfolk)**

### **Site and developer/agent details**

<b>Site attribute</b>	<b>Details</b>
Developer/Agent	Taylor Wimpey
Reference	2013/0567 (including 2016/0402 & 2018/1313)
Location	Lodge Farm, Dereham Road, Costessey
Planning Status	Hybrid permission
Description of Development	Full permission for 495 dwellings plus subsequent amendments to increase dwelling numbers to 539 units. Outline permission for a primary school.

### **Site progress**

Total Homes Completed at 1st April 2022: 340

Homes Under Construction at 1st April 2022: 53

### **Number of homes completed by year**

<b>Financial year</b>	<b>Unit completions</b>
2017/18	75
2018/19	43
2019/20	15
2020/21	50
2021/22	51

### **Commentary on site progress**

Hybrid permission 2013/0567 for 495 units was approved 30-04-2014, which also included outline permission for a primary school site. This site delivered 107 units prior to 1 April 2017 and has continued to deliver consistently, as set out above.

Outline permission was granted as part of 2013/0567 for a primary school as part of the hybrid application. It has subsequently been agreed the County Council that a school will not be delivered as part of this site. A detailed application (2021/1730) has been submitted for a further 44 units on the site of the former school and is under consideration.

At the time of writing the Council is not in a position to issue decisions on applications for new residential development with affected catchments 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.

### **Delivery forecast**

<b>Financial year</b>	<b>Unit completions</b>
2022/23	0
2023/24	27
2024/25	53
2025/26	52
2026/27	44

### **Commentary on delivery forecast**

Due to the uncertainty caused by nutrient neutrality, Taylor Wimpey do not currently feel in a position to sign a Joint Delivery Statement. However, Taylor Wimpey has indicated that as drainage conditions for this site still need to be formally discharge there could be an 18-month delay in the delivery of completions. Taking a precautionary approach, the Council has reflected this delay in the trajectory.

For the part of the site previously permitted for the primary school a two-year delay in the processing of reserved matters applications is factored in, with the additional 44 units being forecast to follow on from completion of the current detailed permission.

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## Site and developer/agent details

Site attribute	Details
Developer/Agent	Barratt Homes
Reference	2018/2200/D
Location	Cringleford NP allocation: South of the A11
Planning Status	Reserved matters
Description of Development	Reserved Matters details of appearance, layout, landscaping and scale of 650 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	7
2021/22	34

## Commentary on site progress

Reserved matters application 2018/2200 was approved 21-09-2019, and the first units were delivered in financial year 2020/21. 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 certain 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.

## Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	57
2024/25	109
2025/26	109
2026/27	109

## Commentary on delivery forecast

Delivery across the Barratt part of this site has been reduced by 101 units. This is due to the submission of application 2021/2783 for a variation of condition. This application amends house type to enable delivery of part of the site by Crest Nicholson. The variation of condition may also be caught by nutrient neutrality. Barratt Homes has a drainage strategy for the site, but a formal discharge of conditions has not been issued. The site is of a scale where on-site mitigation may be a possibility. Barratt Homes is currently developing the site and has confirmed their intention to continue with the development. The Council has however included a precautionary 18-month delay to reflecting the need to discharge outstanding condition.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Durrants
Reference	DIS2
Location	Diss: Land off Park Road
Planning Status	Allocation, proposed to be reallocated in the Diss and District Neighbourhood Plan.
Description of Development	15 dwellings related to the delivery of significant green infrastructure.

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Delivery forecast

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

### Commentary on delivery forecast

The agent signed a Joint Delivery Statement in January 2022, within this statement the agent stated that negotiations were on-going with local developers with an intention to deliver the site within 18 months. However, there is some current uncertainty around flood risk boundaries.

Whilst the timetable stated by the agent may be achievable the Council does not consider there is currently sufficient evidence to consider the site developable. On this basis the Council would consider the site developable between years 6 to 15 of the plan period.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Patrick Hockley
Reference	DIS7
Location	Diss: Former Feather Factory
Planning Status	Allocation, proposed to be reallocated in the Diss and District Neighbourhood Plan.
Description of Development	Allocated for retail (non-food goods), leisure, offices (class A2 only), and housing, with any housing only constituting a small (no more than 25% by area) proportion of the site.

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Delivery forecast

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

### Commentary on delivery forecast

Site is proposed to be re-allocated in the Diss and District Neighbourhood Plan following a review of site allocations. Site continues to be considered developable. Pre-application enquiries received in respect of the development of the site. The Council does not consider that there is currently sufficient evidence to demonstrate the site is deliverable. However, the site can be considered to be developable, to be brought forwards following adoption of the Diss and District Neighbourhood Plan.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	CODE Development Planners
Reference	2019/2115/O, HAR5 Allocation
Location	Harleston: land east of Station Hill
Planning Status	Outline Permission
Description of Development	Outline application for demolition of one building and erection of up to 40 dwellings with public open space and associated infrastructure.

### Commentary on site progress

Application for outline permission submitted 22-10-2019, approved 31/03/2022.

There are no land ownership constraints that would affect or delay development of the site.

### Delivery forecast

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

### Commentary on delivery forecast

Applicant has demonstrated that the proposal would have no adverse impacts on protected catchments. It is currently expected that the site will be brought forward in line with the timescales set out in the recent outline planning permission. Therefore, on the basis of current evidence first completions can reasonably be expected in 2028/29, outside the immediate 5 year period.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Taylor Wimpey
Reference	2011/1804/O 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: 223

Homes Under Construction at 1st April 2022: 57

### Number of homes completed by year (Taylor Wimpey plots only)

Financial year	Unit completions
2017/18	49
2018/19	42
2019/20	59
2020/21	32
2021/22	34

## Commentary on site progress

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

2015/1594 delivered 7 units in 2016/17, 49 units in 2017/18 and 39 in 2018/19.

2017/0151 delivered 3 units in 2018/19, 59 units in 2019/20 and 32 units in 2020/21.

2018/2326 delivered 34 units in 2021/22 and has 151 units remaining.

2021/1965 for 200 units was approved 11-02-2022 but has drainage conditions outstanding.

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 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.

## Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	28
2024/25	52
2025/26	48 (93)
2026/27	19 (64)

## **Commentary on delivery forecast**

Taylor Wimpey have indicated that drainage conditions for this site still need to be formally discharged, which could lead to an 18-month delay in some completions. Taking a precautionary approach, that delay has been included in the trajectory. Given the uncertainty resulting from nutrient neutrality, Taylor Wimpey did not feel in a position to sign a Joint Delivery Statement. For those parts of the site which benefit from detailed permission, but where matters to resolve drainage conditions have been agreed but not discharged, further options being explored by the developer, including a request for a 'letter of comfort' from the Council in respect of possible enforcement action in relation to outstanding conditions. Should this not be achievable then it has been indicated that a delay of up to 18 months to some completions can be expected. Given the current uncertainty, such a delay has been reflected in the Council's forecast for the delivery of the site.

For the part of the site which benefits from resolution to grant outline permission only, a two-year delay in the processing of reserved matters applications is being factored in for the additional units; although the use of a Grampian condition may allow this site to proceed more quickly.

Phase A2 (2017/0151) is therefore expected to complete in 2025/26, overlapping with commencement of phases A3 and A4. Reserved matters have yet to be submitted for the outline 2021/0758 uplift of 200 units. As phases A3 and A4 already extend beyond the 5YHLS period, the following phase is not expected to commence within the 5YHLS timeframe.



### Site and developer/agent details

Site attribute	Details
Developer/Agent	Nick Dawes, Brown & Co.
Reference	SWA1
Location	Swardeston: Main Road
Planning Status	Land Allocation
Description of Development	30 dwellings

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Commentary on site progress

The site is allocated in the 2015 South Norfolk Site Specific Policies and Allocations Document. To date no application has been submitted for this site. The site is constrained by nutrient neutrality. Brown & Co have confirmed that they have agreed a price and heads of terms for the purchase of the site by a developer. That developer has since submitted a pre-application enquiry in relations to their proposals for the site.

### Delivery forecast

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

### Commentary on delivery forecast

Brown & Co have indicated that they anticipated that construction could start in August 2023. However, the Council considers that on the basis of current evidence delivery within the next 5 year cannot yet be evidenced and as such development is forecast to be delivered from years 2028/29 onwards.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Locus Planning
Reference	2017/0225
Location	Tacolneston: land adj. The Fields
Planning Status	Outline Permission
Description of Development	Residential development for 21 dwellings together with associated public open space and access.

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Commentary on site progress

Application for outline permission submitted 27-01-2017, approved 30-11-2018.

Reserved matters application 2021/2572 submitted 24-11-2021, pending consideration.

At the time of writing the Council is not able to issue permissions for new residential development, or discharge certain drainage conditions on such applications, due to the Natural England advice regarding nutrient neutrality.

### Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	15
2025/26	6
2026/27	0

### Commentary on delivery forecast

Locus had anticipated delivering the site between summer 2023 and spring 2024. The Council has however included a further precautionary 18 month delay to allow for nutrient neutrality issues to be resolved and reserve matters permission achieved.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Parker Planning Services
Reference	TAS1
Location	Tasburgh: Church Road
Planning Status	Land Allocation
Description of Development	Up to 30 dwellings

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Commentary on site progress

Application for full permission 2022/0087 submitted 14/01/2022, refused 22/07/2022.

At the time of writing the Council is not in a position to issue decisions on applications for new housing or the discharge of certain drainage conditions in affected river catchments due to the Natural England advice on nutrient neutrality.

### Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	5
2024/25	25
2025/26	0
2026/27	0

### Commentary on delivery forecast

Parker Planning were considering an alternative to the most recent application even before refusal. On-site mitigation is not feasible and therefore the site will be reliant on a wider, off-site scheme, and there will be a delay to planning decisions commensurate with the Council's intentions to produce a nutrient mitigation and management strategy. However, submission and determination of any new application would be in parallel with the establishment of a management and mitigation strategy for NN, potentially enabling the scheme to commence late 2023 or early 2024. The Council has considered it prudent to take a more cautious approach and has included a further 18-month delay to this application.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	Serruys Property Company
Reference	2011/0152
Location	Trowse: May Gurney/Keir site & Carrow Yacht Club
Planning Status	Outline Permission
Description of Development	90 dwellings within an original application for a mixed development consisting of a maximum of 670 dwellings and associated uses.

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Commentary on site progress

Application for outline permission submitted 02-02-2011, approved with conditions 12/07/13.

Several permissions related to phasing and conditions: 14/2169, 20/1062, 20/1402, 21/2186.

### Delivery forecast

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

### Commentary on delivery forecast

The site is expected to be brought forwards as part of the East Norwich Strategic Development Site, which is considered separately.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Taylor Wimpey
Reference	2012/0371/O and reserved matters 2020/2212 and 2021/0125
Location	South Wymondham
Planning Status	Outline Permission
Description of Development	Mixed use development of up to 730 dwellings, up to 128 bed care home / homes (in one or two buildings), up to 250 square metres of retail / commercial floor space, and a new primary school

## Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 22

## Commentary on site progress

Reserved matters application 2020/2212 for 22 units approved 05/03/2021.

Reserved matters application 2021/0125 for 231 units approved 02/12/2021.

Reserved matters application for Strategic Infrastructure 2020/2434 granted 07/01/2022.

## Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	44
2025/26	44
2026/27	44

## Commentary on delivery forecast

Taylor Wimpey have discharged all conditions except those concerned with drainage on 2020/2212 and have commenced work on site with the first completions expected October 2022. The intention is to build out the site and move on to 2021/0125, building at a rate of 50 units a year. Taking a precautionary approach, a delay has been included in the trajectory commensurate with the Council's intentions for the production of a nutrient mitigation and management strategy. Given the uncertainty resulting from nutrient neutrality, Taylor Wimpey did not feel in a position to sign a Joint Delivery Statement. For those parts of the site which benefit from detailed permission, but where matters to resolve drainage conditions have been agreed but not discharged, the developer is keen to explore further options, such as a 'letter of comfort' from the Council agreeing not to undertake enforcement action in relation to outstanding conditions. Should this not be achievable a delay of up to 18 months to some completions can be expected. The Council has, precautionarily, included such a delay in its forecast.

## Site and developer/agent details

Site attribute	Details
Developer/Agent	Lovell
Reference	2014/2495/O
Location	Wymondham: London Road/Suton Lane
Planning Status	Outline permission, with reserved matters for 335 dwellings
Description of Development	Residential care home within 335-dwelling scheme.

## Site progress

Total Homes Completed at 1st April 2022: 62

Homes Under Construction at 1st April 2022: 50

## Number of homes completed by year

Financial year	Unit completions
2017/18	0
2018/19	0
2019/20	0
2020/21	16
2021/22	46

## Commentary on site progress

Application for outline permission 2014/2495 refused 01-12-2014, appeal granted 13-09-2016.

Reserved matters consent 2018/2758 for 89 units granted 21-05-2019. By 31<sup>st</sup> March 2021 this consent had delivered 16 units, with a further 46 units delivered by 31<sup>st</sup> March 2022.

Reserved matters consent 2018/2758 for 246 units granted 21-05-2019. Not yet started.

Reserved matters application 2021/2581 for a 66-bed care home pending consideration.

Other than as it relates to the proposed care home element, the site is not considered to be constrained by nutrient neutrality.

## Delivery forecast

Financial year	Unit completions
2022/23	50
2023/24	50
2024/25	50
2025/26	50
2026/27	50

## Commentary on delivery forecast

Lovell is committed to this site and is able to build out the existing reserved matters permissions, and the Council considers that development in line with their forecasts is realistic.

However, the pending full application for a 66-bed care home, equivalent to an additional 37 dwellings, to be delivered by LNT Care Developments, is currently delayed due to the nutrient

neutrality advice. Therefore, this is not forecast to be delivered before 2028/29, allowing time for outstanding issues to be resolved.

### Site and developer/agent details

Site attribute	Details
Developer/Agent	No active promoter
Reference	2016/2668/O; 2020/1439/D; Allocation WYM2
Location	Wyndham: Former Sale Ground, Cemetery lane
Planning Status	Outline Permission
Description of Development	Allocated for 64 dwellings and commercial use, outline permission does not specify numbers, but supporting evidence is based on 61 dwellings only.

### Site progress

Total Homes Completed at 1st April 2022: 0

Homes Under Construction at 1st April 2022: 0

### Commentary on site progress

Application for outline permission submitted 11-11-2016, approved 18-08-2017.

Reserved matters application 2020/1439 for 58 dwellings submitted 10-08-2020, approved with conditions 02-06-2021. Planning permission expires 02-06-2024.

### Delivery forecast

Financial year	Unit completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	

### Commentary on delivery forecast

Detailed consent but conditions have not yet been discharged. The site is currently being marketed but there is no active developer in place. Whilst the site has detailed consent, the Council retains currently has some concerns about whether this permission will be implemented. Therefore, on the basis of current evidence, the Council has precautionarily not forecast the delivery of this site over the plan period.