

## 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	<b>Taylor Wimpey U Ltd / Building Partnerships</b>
Reference	GT16 / 20220663
Location	North Rackheath
Planning Status	Allocation (Outline application under consideration)
Description of Development	Mixed use residential led development with up to 3,850 dwellings; employment land; two local centres; two primary schools, one secondary school and associated infrastructure

### 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

The site was allocated through Policy GT16 of the Growth Triangle Area Action Plan.

A subsequent local authority led masterplan for the site was prepared in liaison with the Landowner and Barratt Homes, who were at the time the development partner for the site.

An Outline application (ref. 20220663) has now been submitted by Taylor Wimpey, this application was validated on 20/04/2022.

### Local authority information

Local authority: Broadland District Council

Print name: Paul Harris

Job title: Place Shaping Manager

Date: 01/03/2023

## Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	25
2026/27	75

## Commentary on delivery forecast

Taylor Wimpey are contracted to the landowner and have made a long term commitment to the delivery of the site. Whilst effecting the short-term progress of the scheme, Natural England's recently issued advice on Nutrient Neutrality does not alter Taylor Wimpey's long term commitment to the delivery of the North Rackheath Development.

Taylor Wimpey's status as one of the UK's largest residential developers, with a strong regional presence in and long term commitment to East Anglia places them in an exceptionally strong position to deliver the major strategic growth planned for North Rackheath

Taylor Wimpey's initial programme for the North Rackheath site is expected to achieve a Committee resolution to grant planning permission within 12 months of submission of the outline application, and a planning permission being granted, after agreement of the Section 106 Agreement, within 6 months of the resolution. Taylor Wimpey then expected a start on site 6 months after the grant of planning permission. This would have enabled the first completions to be achieved in 2024/25 and was to be enabled by the preparation and submission of a phase 1 infrastructure application and a phase 1 Reserve Matters application for 380 homes in parallel with the consideration and determination of the submitted outline application.

In response to Natural England's advice on Nutrient Neutrality, Taylor Wimpey have begun developing a mitigation scheme for the North Rackheath development and have engaged an engineer on this basis. This is being prepared alongside the development of the local authorities' emerging mitigation strategy. The incorporation of appropriate mitigation within the North Rackheath scheme will require revision and amendment to the submitted outline permission via a voluntary submission under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Taylor Wimpey expects that their on-site nutrient neutrality scheme will substantively address the impacts of their site with any requirement for further off-site mitigation being minimal.

Taylor Wimpey are currently preparing a comprehensive re-submission package to include updated evidence taking account of technical consultee feedback on their initial submission, preparation of details of the nutrient neutrality mitigation scheme for the site, as referred to above, and amendments to the masterplan. The amendments to the masterplan include an increase in the quantum of employment land provided and necessary rearrangement of the site in association with the emerging nutrient neutrality solution. This re-submission package is intended to be submitted in November 2023.

Taylor Wimpey consider that their current application together with the resubmission package will comprehensively address the relationship between their development and that proposed on neighbouring sites and that in any event it is consistent with the adopted Development Plan when taken as a whole, including the need for a Masterplan under policy GT16 of the Growth

Triangle Area Action Plan and do not consider that there should be any policy restriction that would prevent an approval in this respect.

Taylor Wimpey are not dependant on any land outside theirs / the Councils control to deliver their scheme. The Taylor Wimpey scheme delivers the vast majority of the GT16 allocation.

Taylor Wimpey's current programme anticipates a resolution to grant permission in Q3 2024, with permission being released in Q1 2025. Detailed design for the phase 1 housing, together with the enabling infrastructure, would be prepared in parallel with the intention of achieving detailed consent in a similar timeframe. This would enable construction to begin shortly thereafter. On this basis Taylor Wimpey expect the first occupations to be achieved in Q1 of 2026. It is possible that the costs associated with a nutrient neutrality mitigation scheme may affect the quantum of affordable homes that can be delivered on site. Taylor Wimpey currently consider that 10% affordable homes (which was the basis of the local authority endorsed masterplan) are viable. The extended period programmed for the determination of the application should provide sufficient time for negotiations on a viable scheme to be completed without further delay.

Taylor Wimpey anticipate being able to deliver between 100 and 300 completions per year. Whilst the whole scheme would be delivered by Taylor Wimpey, the scheme has been designed to enable a range of different products on the site through separate points of sale. In this regard, it is intended that the sites will operate from up to 3 different openings. In Taylor Wimpey's experience of other strategic sites they would expect to deliver, on average, around 70 units per opening per year, including Affordable Housing, per point of sale. This would allow for significantly more completions to be achieved than would typically be expected for a site delivered by a single housebuilder. On this basis Taylor Wimpey would expect the site to deliver between 150 and 200 units per year.

### **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: Taylor Wimpey

Print name: John Aylwin

Job title: Strategic Projects Director

Date: 01/03/2023