

## 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	Norfolk Land Ltd
Reference	Allocation LNGS1 (part)
Location	Long Stratton: East of the village
Planning Status	Allocated site with hybrid application under consideration
Description of Development	1275 dwellings, link road and employment land

### 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

An application for hybrid permission was submitted in 2018 and is pending consideration for a bypass (in full) and other matters (in outline) (ref. 2018/0111). This application is scheduled to be considered by South Norfolk Council's Development Management Committee on 15<sup>th</sup> March 2023.

The Council aims to be in a position to issue planning permission during 2023, as substantial progress continues to be made on the section 106 negotiations. This includes in principle agreement on the level of affordable housing, although this remains confidential at the present time.

Prior to completing the Long Stratton bypass, planning conditions will limit the occupation to the first 250 new dwellings but it is unlikely that development will be incumbered by this planning restriction. The proposed bypass scheme is programmed to commence in April 2024, subject to the necessary approvals, and currently has a construction duration of 18 months.

Funding of the bypass is substantially agreed, from both central government and local contributions, and this will be strengthened by the grant of planning permission. The Department for Transport has committed to funding £26.1m (subject to submission of a successful Full Business Case) which has been phased across both development and delivery of the proposal. Local contributions have been provided from both the developer and Greater Norwich Growth Board (GNGB). The developer has committed to £4.5m, alongside £10m from GNGB funded through Community Infrastructure Levy (CIL). The remainder of the £46.23m cost estimate will be underwritten by Norfolk County Council until the remaining local contributions have been confirmed.

Norfolk Land has submitted a Nutrient Neutrality Strategy that covers all 1,875 homes and is working with Natural England and the Council/s on what the long-term position and the technical achievable limits are. In the short-term there are solutions to create the capacity for constructing circa 600-700 dwellings (including the first phase on the East) with onsite measures such as increased SUDs capacity, and the fallowing of agricultural land so that fewer nutrients drain into nearby watercourses. Longer-term solutions that could enable all 1,875 homes to be constructed include Norfolk Homes/Norfolk Land, awaiting improvement to the existing WWTW by Anglian Water to the best Technically Achievable Limit (TAL), or constructing new offsite wetlands.

Norfolk Land remain committed to this site, as evidenced by the additional work that has been done in support of their planning application in recent months. Given the prospects for achieving a planning permission in 2023 and the likely opening of the bypass in autumn/winter 2025/26 it is still considered realistic to expect housing completions in 2026/27.

### Local authority information

Local authority: South Norfolk Council

Print name: Adam Banham

Job title: Principal Planning Policy Officer

Date: 02/03/2023

### Delivery forecast

Financial year	Unit completions
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	50

### Commentary on delivery forecast

Norfolk Land remain committed to this site, as evidenced by the additional work that has been done in support of their planning application in recent months. Given the prospects for achieving a planning permission in 2023 and the likely opening of the bypass in

autumn/winter 2025/26 it is still considered realistic to expect housing completions in 2026/27.

The housing trajectory continues to envisage the scheme delivering 50 homes in 2026/27 and for completions to accelerate to 150 per annum. This is thought realistic because the link road through the scheme will create multiple points of access and give the opportunity for multiple developers to build out simultaneously.

The intention of Norfolk Land is to sell tranches of the site to other regional and national housebuilders. A large number of developers have registered interest in the site; the expectation of Norfolk Land is that development will comprise a multi-developer project with potentially three developers building at any one time.

### **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: Norfolk Land Ltd

Print name: Craig Lockwood

Job title: Land & Planning manager

Date: 02/03/2023