

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 Homes
Reference	Allocation LNGS1 (part)
Location	Long Stratton: North west of the village
Planning Status	Allocated site with hybrid application under consideration
Description of Development	600 dwellings, road link 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 considerations for a first phase and link road (in full) and other matters in outline (ref. 2018/0112). This application is scheduled to be considered by South Norfolk Council's Development Management Committee on 15th 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 of up to the first 250 new dwellings. However, this gives the opportunity to complete the first phase of 213 homes which is being applied for in full as part of application 2018/0112. It is unlikely that development will be impeded by the planning restriction not to occupy more

than 250 homes prior to the bypass being built. The scheme is programmed to commence in April 2024 and construction is estimated at 18 months.

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 West) 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.

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	30
2025/26	30
2026/27	30

Commentary on delivery forecast

Norfolk Homes remains 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 full planning permission on a first phase in 2023 a start-on-site in 2024 is still considered realistic and it is still possible to complete 30 homes by March 2025.

The trajectory continues to envisage the western scheme of 600 homes building out at 30 homes per year. This is assumed because Norfolk Homes will be the sole developer and 30 homes per year is a typical build out rate for them as a housebuilder.

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 Homes Ltd.

Print name: Craig Lockwood

Job title: Land & Planning Manager

Date: 02/03/2022