

# Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix A(2)



Jobs, homes, prosperity for local people



## **APPENDIX C1 – SITE FORMS**

### **Joint Delivery Statements and Additional Officer Comments**

Greater Norwich Area Housing Land Supply  
Assessment at 1st April 2020

Joint Delivery Statements

Broadland

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Lovell Homes</b>
<b>Reference</b>	20172189
<b>Location</b>	Land North of Norwich Road, Acle, Norwich
<b>Planning Status</b>	Outline planning approval
<b>Description of Development</b>	Development of 137 residential units together with associated highway works

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

An outline application (District Reference: 20141108) was granted on 30/01/2015 but subsequently lapsed on 30/01/2018 as no reserve matters application had been submitted. A replacement outline application for 140 dwellings (District Reference: 20172189) was approved on 25/05/2018. A reserved matters application (District Reference:20191215) was submitted on 31/07/2019; this was approved 19/06/2020.

The site is in the ownership of Norfolk County Council and there are no known viability, ownership or infrastructure constraints that would prevent the development of the site.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
	20	34	34	34

#### Commentary on Delivery Forecast

Norfolk County Council has now resolved to deliver their sites through their property company: Repton. In December 2018 Repton appointed Norfolk based developer Lovell to build homes at its sites in Acle, Hopton and Attleborough.

The developer is planning to start on site in mid. 2020 and the delivery forecast was provided by Repton in 2019 and it is consistent with their programme and sales expectations.

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Developer/Agent: Lovell Homes**

**Name: Diane Barr**

**Name: Sam Sinclair**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Job Title: Regional Technical Manager**

**Date: 13/10/2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Norfolk Homes Ltd
<b>Reference</b>	20161483
<b>Location</b>	Land at Yarmouth Road, Postwick/Brundall
<b>Planning Status</b>	Outline planning approval
<b>Description of Development</b>	Development of 155 dwellings, open space and vehicular access.

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>		<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20

#### Commentary on Site Progress

An outline application for the scheme was submitted on 30/08/16 and was granted planning permission on 06/03/2018. Norfolk Homes submitted a Reserved Matters application (ref.20190604) on 29/03/19, which was approved on 07/08/2020.

There are no viability, ownership or infrastructure constraints that will prevent the development of the site.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-	10	26	26	26

#### Commentary on Delivery Forecast

Subject to planning, Norfolk Homes intend to start on site in Spring/Summer 2020 and would expect first occupations in 12-18 months thereafter. Norfolk Homes submitted a revised delivery forecast in which expect to deliver 10 units in 2021/22 and approximately 26 units per year on the site thereafter.

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent: Norfolk Homes Ltd**

**Name: Craig Lockwood**

**Job Title: Land & Planning Manager**

**Date: 19 Aug 2020**

Site & Developer/Agent Details			
<b>Developer/Agent</b>	Crocus Homes		
<b>Reference</b>	20170075		
<b>Location</b>	Land adj. former Railway Line, Rectory Road, Coltishall		
<b>Planning Status</b>	Outline planning approval		
<b>Description of Development</b>	Development of 30 Dwellings and New Vehicular Access		
Site Progress			
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
Number of Homes Completed by Year			
.			
2015/16	2016/17	2017/18	2018/19
-	-	-	-
.			
Commentary on Site Progress			
Outline application 20170075 was submitted on 16/01/2017 by Messrs Smith & Lappin, and granted approval on 06/11/2017. The site subsequently went on the market and was purchased by Crocus homes in May 2019.			
A new full application for 30 dwellings on slightly larger site submitted 12 August 2020. Awaiting validation.			
Delivery Forecast			
.			
2020/21	2021/22	2022/23	2023/24
0	0	30	0
.			
Commentary on Delivery Forecast			
Crocus homes are looking to start on site by the end 2021. Completion 2023.			
Developer s Declaration			
I confirm that:			
<ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul>			
and,			
<ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>			
<b>Local Authority: Broadland District Council</b>		<b>Developer/Agent: Crocus Homes</b>	
<b>Name: Diane Barr</b>		<b>Name: Christina Hack</b>	
<b>Job Title: Spatial Planning Monitoring Officer</b>		<b>Job Title: Construction Project Manager</b>	
<b>Date: 24 Aug 2020</b>		<b>Date: 14 August 2020</b>	

Site & Developer/Agent Details				
<b>Developer/Agent</b>	<b>Strutt and Parker</b>			
<b>Reference</b>	COL2			
<b>Location</b>	Land at Jordan's Scrapyard, Coltishall			
<b>Planning Status</b>	Allocation			
<b>Description of Development</b>	Allocated residential development of up to 30 dwellings			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0	
<b>Number of Homes Completed by Year</b>				
.				
<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
-	-	-	-	-
.				
<b>Commentary on Site Progress</b>				
Strutt & Parker have been discussing the best way forward with the landowners, who are still very keen to promote and develop this site.				
The agents report they will be shortly progressing with surveys, before they seek to engage with a developer to bring the site forward.				
Delivery Forecast				
.				
<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
0	10	20	0	0
.				
<b>Commentary on Delivery Forecast</b>				
Although a developer has yet to be identified, given the activity in the area and conversions they have had, the agents believe they will be able to agree a future scheme.				
On the assumption that a scheme can be achieved, the agent provided a delivery forecast of 10 dwellings in 2021/2022 and the remaining 20 houses in 2022/2023.				
Developer s Declaration				
I confirm that:				
<ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul> and, <ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>				
<b>Local Authority: Broadland District Council</b>		<b>Developer/Agent: Strutt and Parker</b>		
<b>Name: Diane Barr</b>		<b>Name: Russell de Beer</b>		
<b>Job Title: Spatial Planning Monitoring Officer</b>		<b>Job Title: Director</b>		
<b>Date: 24 Aug 2020</b>		<b>Date: 17 Sept 2020</b>		



### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Hopkins Homes / Armstrong Riggs Planning</b>
<b>Reference</b>	DRA1
<b>Location</b>	Land Adj., Hall Lane, Drayton, Norwich
<b>Planning Status</b>	Full planning 20200640 submitted
<b>Description of Development</b>	Erection of 267 Dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

A revised outline application (ref.20161066) for 250 dwellings was submitted by Drayton Farms Ltd on 10/06/2016. On 14/09/16 the BDC Planning Committee resolved to approve the revised application subject to the satisfactory conclusion of the issue raised by Norwich International Airport and the drawing up of a section 106 agreement and conditions.

A further decision to revise the s106 Agreement to enable greater flexibility in the provision of affordable housing (subject to a viability appraisal) and the inclusion of a clawback clause was made by the BDC Planning Committee on 09/08/2017. The s106 negotiation are expected to be completed late 2019/20.

Full planning application 20200640 for 267 dwellings was submitted on behalf of Hopkin Homes on 20/03/2020.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
		40	48	48

#### Commentary on Delivery Forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

**Commence: June 2021**

**First Completion June 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

<b>Local Authority: Broadland District Council</b>	<b>Developer/Agent: Armstrong Riggs Planning</b>
<b>Name: Diane Barr</b>	<b>Name: David Jones</b>
<b>Job Title: Spatial Planning Monitoring Officer</b>	<b>Job Title:</b>
<b>Date: 07 Sept 2020</b>	<b>Date: 14 Oct 2020</b>

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>One Planning Ltd</b>
<b>Reference</b>	20160632
<b>Location</b>	Former Garage, 75 The Green, Freethorpe
<b>Planning Status</b>	Outline planning approval
<b>Description of Development</b>	Development of 19 Dwellings, Retention of Existing Office Building & Provision of New Access Road

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

An outline application (ref.20160632) was submitted by Faberdean Ltd on 08/04/2016, and approval was granted on 13/04/2017.

A new outline application 20200261 was submitted 07/02/2020 for 19 dwellings, a decision is subject to completion of S106 planning obligation.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25

#### Commentary on Delivery Forecast

The agent has spoken to their client and reports further planning applications need to be made in relation to conditions etc. Works will likely commence early part of 2021 and completion of units perhaps the year after. However, further work is needed before any certainty can be given on scheduling of completions.

Since the submission of application ref 20200261 new provisions have been announced and the applicant is looking to submit an Additional Environmental Approval Application to extend outline application ref.20160632 as this expired earlier this 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Developer/Agent: One Planning Ltd**

**Name: Diane Barr**

**Name:**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Job Title:**

**Date: 1 September 2020**

Site & Developer/Agent Details				
<b>Developer/Agent</b>	Persimmon Homes			
<b>Reference</b>	20151770			
<b>Location</b>	Royal Norwich Golf Club, Drayton High Road, Hellesdon, Norwich, NR6 5AH			
<b>Planning Status</b>	Full Permission (Phase 1). Outline Planning Permission (remainder of site)			
<b>Description of Development</b>	Hybrid Application: 1. Outline proposals for the demolition of the existing club house and associated structures and development for up to 1,000 homes and 2. Detailed proposals for the first phase of 108 dwellings and associated infrastructure plus the off-site highway works to serve phase one and the overall scheme.			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	25	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	27	
<b>Number of Homes Completed by Year</b>				
.				
<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
-	-	-	-	25
.				
Commentary on Site Progress				
<p>A hybrid application (ref.20151770) was submitted for approval by Persimmon Homes Limited and Royal Norwich Golf Club on 30/10/2015. The application was for up to 1,000 dwellings and associated infrastructure including reserved matters for 108 dwellings being the first phase of the development. The application was approved on 06/12/2016 for the 108 dwellings with reserved matters and the remaining up to 892 being granted outline approval.</p> <p>Work commenced on the site, however, drainage issues led to a S73 application (ref. 20171514) being submitted on 01/09/2017 to split phase one into two parts. This application was approved on 28/06/2018. First completions have been delayed whilst the aforementioned drainage issues were resolved and compaction undertaken to address ground stability.</p> <p>1<sup>st</sup> phase of the site is now expected to yield 95 dwellings as opposed to the 108 originally proposed. There are ongoing discussions about remainder of the site which may result in a reduction in the overall dwelling yield from the site and has led to a delay in the submission of the reserved matters for Phase 2.</p> <p>Persimmon Homes own the freehold of the land. The golf club have a lease on the land and relocated to their new site at Weston Park in September 2019 so the land needed for phases 2-3 is available. Wensum Valley Golf Club have taken a lease on the land on the west side of Drayton High Road which will end before the land is needed for commencement of Phases 4-6. Therefore there are no site ownership constraints in being able to deliver the development.</p> <p>The Phase 2 Reserved Matters application for 166 homes was submitted in September 2020.</p>				
Delivery Forecast				
.				
<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
53	17	0	0	0
.				
Commentary on Delivery Forecast				

The site has commenced with constructed starting on the dwellings in phase one during September 2018. It is intended that the site will be sold through two outlets: Persimmon Homes & Charles Church. This will increase the overall number of completions that can be achieved on site.

Phases 1A and 1B are forecast to have completed in Q2 2021.

Pre-application discussions indicate BDC will not support the extent of tree loss approved by the Outline Planning Permission. In combination with the loss of net developable area from accommodating the overland flow path, the site's capacity will be substantially lower than the 1000 homes approved by the Outline Planning Permission. A site-wide Tree Preservation Order was served on 16 October 2020. As a result, there are significant concerns regarding the viability and deliverability of the remainder of the site beyond Phase 1.

#### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent:**

**Name: Laura Townes**

**Job Title: Head of Land & Planning**

**Date: 21 October 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>NPS Property Consultants Ltd</b>
<b>Reference</b>	20190278
<b>Location</b>	Former Lingwood Primary School
<b>Planning Status</b>	Outline planning approval
<b>Description of Development</b>	Residential Development of 23 dwellings including Demolition of School and Associated Buildings

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

*(Where relevant, please include details on progress towards the submission of a planning application(s), progress with site assessment and details of any known viability, ownership or infrastructure constraints)*

Outline planning application a submitted on 18/02/2019; this was granted permission on 16/10/2019. Reserved matters application submitted August 2020, for 23 dwellings, 6 of which affordable.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25

#### Commentary on Delivery Forecast

*(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).*

Demolition and enabling works October 2020, Construction start January 2021, Completion November 2021

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Developer/Agent: NPS Property Consultants Ltd**

**Name: Andy Scales**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Job Title: Head of Planning Consultancy**

**Date: 4 September 2020**



Site & Developer/Agent Details				
<b>Developer/Agent</b>	Lovell Homes/Bidwells			
<b>Reference</b>	REP1 (20200847)			
<b>Location</b>	Land off Broomhill Lane, Reepham			
<b>Planning Status</b>	Allocation (Full application submitted)			
<b>Description of Development</b>	Proposed residential development for 141 dwellings with associated open space, highway and landscaping works			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0	
<b>Number of Homes Completed by Year</b>				
.				
<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
-	-	-	-	-
.				
<b>Commentary on Site Progress</b>				
Full planning application (ref. 20200847) submitted 15/04/2020; yet to be determined.				
<i>(Where relevant, please include details on progress towards the submission of a planning application(s), progress with site assessment and details of any known viability, ownership or infrastructure constraints)</i>				
Delivery Forecast				
.				
<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
-	-	26	26	31
.				
<b>Commentary on Delivery Forecast</b>				
<i>(Please include confirmation of delivery intentions, anticipated start dates and build-out rates, with any supporting evidence on lead-in times and build-out rates on comparable sites where possible. Please note any assumptions used).</i>				
Developer s Declaration				
I confirm that:				
<ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul> and, <ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>				
<b>Local Authority: Broadland District Council</b>		<b>Developer/Agent: Lovell Partnerships Ltd</b>		
<b>Name: Diane Barr</b>		<b>Name: Jason Barrett-Brown</b>		
<b>Job Title: Spatial Planning Monitoring Officer</b>		<b>Job Title: Development Coordinator</b>		
<b>Date: 12 Oct 2020</b>		<b>Date: 15 Oct 2020</b>		

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>NPS</b>
<b>Reference</b>	20161643
<b>Location</b>	Land West of Burlingham Road, South Walsham
<b>Planning Status</b>	Outline Planning Application
<b>Description of Development</b>	Residential Development of 21 Homes.

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

The outline planning application was submitted on 25/11/2016 and was approved 04/12/2017. Norfolk County Council has since resolved to sell the site and have identified a preferred purchaser, who is a housebuilder. The preferred purchaser is undertaking due diligence but both Norfolk County Council and purchaser expect a sale to be agreed by the end of 2019/20.

There are no know viability or infrastructure constraints that would prevent the site being developed. Some land needed for access to the site is within the ownership of a 3<sup>rd</sup> party, however an “in-principle” agreement has been reached over a purchase price. The agreed price would not undermine the viability or deliverability of the site.

UPDATE 040920 – Further due diligence has identified infrastructure constraint relating to electricity cabling, also 3<sup>rd</sup> party land ownership remains outstanding. Current projections for NCC disposal to housebuilder deferred to 2021/22 possibly in conjunction with adjoining site to south (allocated for housing in emerging GNLPO382) subject to resolving access issues. This could bring forward a further 30 dwellings.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25

#### Commentary on Delivery Forecast

Should the sale be completed by the end of the financial year the preferred purchaser has confirmed that they would immediate begin work on a reserve matters application, which they would intend to submit within 6 months of purchase. On the assumption that a RM permission could then be achieved by the end of 2020/21, it would be their intention to start on site in early 2022. First completions would be expected within 6 months of the start on site and the whole site would be built by March 2022.

UPDATE 040920 – Reserved matters application targeted for end of May 2021. Subject to obtaining PP construction could commence end of 2021 with delivery of dwellings in 2022/23

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Developer/Agent: Repton Homes**

**Name: Chris Burke**

**Job Title: Technical Lead – Repton Developments**

**Date: 4 September 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes</b>
<b>Reference</b>	20080367 (Outline), 20130209, 20130224, 20160751, 20160912, 20160911, 20160928, 20160928 (Reserved Matters)
<b>Location</b>	Land at Blue Boar Lane, Sprowston
<b>Planning Status</b>	Reserved Matters Approval (Under Construction)
<b>Description of Development</b>	Erection of up to 1233 Dwellings Including Link Road, Recreation Areas, Primary School, Open Space and other Associated Works

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	858	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	89
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
39	198	198	243	180

#### Commentary on Site Progress

An outline application (20080367) was submitted on 07/03/2008, the first council resolution to grant permission was made on 13/08/2008. Permission was not, however, issued until 23/05/2011 due to complicated negotiations on the S106 primarily related to viability issues in the immediate aftermath of the global financial crisis.

Following the grant of outline planning consent a first tranche of reserved matters applications across phase 1 of the development was then submitted (20130696, 20130699, 20130209 & 20130224) by the development consortium of Persimmon Homes, Taylor Wimpey and Hopkins Homes. These applications were determined between 21/05/2013 and 16/08/2013. The first housing completions were delivered in the 15/16 monitoring year and the site has delivered strongly since. There now exists reserved matters consents across the whole of the development following the submission and determination of additional reserved matters applications (20160751, 20160928, 20160930, 20160912, & 20160911).

The site is wholly within the ownership of the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
178	92	47	4	28

#### Commentary on Delivery Forecast

Persimmon Homes forecast completing their phase by the end of 2020. Hopkins Homes forecast that they will deliver at a rate of approximately 54pa and Taylor Wimpey at 56pa.

An area of land comprising 54 dwellings (on the Taylor Wimpey parcel) is subject to a restriction on delivery until August 2024.

### 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent: Persimmon Homes**

**Name: Laura Townes**

**Job Title: Head of Land & Planning**

**Date: 21 October 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Orbit Homes</b>
<b>Reference</b>	20141725
<b>Location</b>	Land East of Buxton Road, Spixworth
<b>Planning Status</b>	Outline Planning Permission
<b>Description of Development</b>	Development of a Minimum of 225 New Homes with Associated Car Parking, Open Spaces and Landscaping

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20

#### Commentary on Site Progress

The outline application for the development was submitted on 22/10/14 and was approved on 11/03/15.

The site was subsequently acquired by Orbit Homes and a Reserve Matters Application (District Reference 20180443) was submitted on 19/03/18. The approval of the RMA has been delayed as a result of extensive negotiations over layout, drainage and highways. Orbit Homes have made progress in resolving the outstanding issues and continue to work with the Council to secure a detailed consent.

There are no viability constraints (subject to the market staying stable) or ownership constraints that would prevent the implementation of the development. A construction access will need to be agreed to enable development, this is to be addressed through the discharge of condition process.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-	5	34	55	55

#### Commentary on Delivery Forecast

Subject to the grant of planning permission it is Orbit Homes' intention to start on site in 2021. Orbit anticipate a 5-6 year build programme. The delivery forecast is consistent with Orbit's expectations.

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Developer/Agent: Orbit Homes**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Name: Ian Fieldhouse**

**Job Title: Land & New Business Director**

**Date:21-09-020**

Site & Developer/Agent Details	
Developer/Agent	TOWN
Reference	20161058
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
Planning Status	Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle
Description of Development	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to 8,800sqm for shops, services etc and associated infrastructure

Site Progress					
Total Homes Completed at 1 <sup>st</sup> April 2020	0		Homes Under Construction at 1 <sup>st</sup> April 2020	0	
Number of Homes Completed by Year					
	2015/16	2016/17	2017/18	2018/19	2019/20
	-	-	-	-	-

#### Commentary on Site Progress

The Beeston Park scheme was originally submitted as an outline application by Beyond Green Developments Ltd, a wholly owned subsidiary of U&I Group PLC (formerly Development Securities PLC) on 23/10/2012 (District Reference 20121516), receiving a Council resolution to grant planning permission on 29/09/2013. Complex negotiations on the S106 agreement across multiple landowning parties meant that planning permission was not actually issued until 17/02/2016.

No strategic investment partner was ultimately secured to deliver the original permission. This situation did not result from the scheme being deemed unviable but rather the scale of the upfront capital tie in needed to deliver the most costly (in infrastructure terms) element of the scheme first, as per the scheme's original phasing.

Consequently, a S.73 application (reference 20161058) was submitted on in 2016. This application amended the phasing of the scheme to enable the delivery of the lowest cost infrastructure section of the scheme first. This application received a resolution to grant planning permission on 12/10/2016. Permission was issued on 22/12/2017. Subsequently applications for the discharge of conditions related to the site wide design code (reference 20180412), and phase 1 strategic infrastructure (reference 20180708) were submitted. The site wide design code has now been approved and the strategic infrastructure is subject to a Council Resolution to Grant Planning Permission.

The landowners remain committed to the scheme and have entered into an equalisation agreement to facilitate the delivery of the development. Now that the Broadland Northway is open to traffic there are no external infrastructure constraints to development that would not be overcome through the delivery of off-site and on-site public infrastructure works. The necessary enabling works for phase 1 can be viably delivered.

Delivery Forecast					
	2020/21	2021/22	2022/23	2023/24	2024/25
	0	25	125	150	150

#### Commentary on Delivery Forecast



Phase 1 of the revised permission comprises 3 parcels of land capable of delivering circa. 733 of the 3,520 homes permitted across the whole site. TOWN on behalf of the U&I investment have now secured an “in-principle” agreement with the landowners to acquire phase 1. In addition, £9.2M of development funding has been secured through Homes England’s Home Builders Fund that will be used to deliver the phase one strategic infrastructure.

The site has actively been marketed to developers, negotiations that took place during 2019/20 reached an advanced stage with a consortium of developers who wished to acquire a sizeable proportion of phase 1 of the development. However due to the Covid-19 pandemic these discussions slowed during the course of 2020.

Subject to finalising pre-sales commitment from the interested developer, TOWN intend to complete the purchase of phase 1 and procure contractors to deliver enabling infrastructure during 2021. Whilst the implementation of enabling infrastructure has been delayed from that which was expected in 2019 it will still enable development to commence on site in a timely manner in accordance with the above trajectory. The development forecast reflects only the expected delivery across phase 1 of the scheme.

In March 2018 Norfolk County Council, on behalf of the Greater Norwich Growth Board submitted a final Business Case to the Housing Infrastructure Fund (HIF): Forward Fund for the Broadland Growth Triangle. If successful the HIF grant would have funded roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme. In early 2020 it was announced that unfortunately the HIF bid had been unsuccessful.

Notwithstanding the above, the promoter and Broadland District Council (using the Business Rates retention scheme) jointly funded the masterplanning and design of strategic infrastructure across phases 2&3. This has been completed to close to the level of detail required for a Reserved Matters application for the strategic infrastructure which would, as with Phase One, facilitate the sale of serviced land parcels to housebuilders / developers. Without the stimulus of public sector funding to implement infrastructure and accelerate delivery the promoters and landowners are currently considering the strategy for the delivery of Phases Two and Three at Beeston Park.

#### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Developer/Agent: TOWN**

**Name: Diane Barr**

**Name: Mike Bodkin**

**Job Title: Spatial Planning Monitoring Officer**

**Job Title: Head of Planning**

**Date: 18 Aug 2020**

**Date: 18 Sept 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Brown &amp; Co</b>
<b>Reference</b>	20152081
<b>Location</b>	Land off Green Lane West, Rackheath
<b>Planning Status</b>	Outline planning approval
<b>Description of Development</b>	Residential development of 50 units (Outline)

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

Outline application 20152081 was submitted 24/12/2015 and approved on 10/10/2017. The permission has been extended to the end of April 2021. We are in the process of selling the site to a developer.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
		20	30	

#### Commentary on Delivery Forecast

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Developer/Agent: Brown & Co**

**Name: Paul Clarke**

**Job Title: Head of Planning**

**Date: 29 September 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Barratt David Wilson Homes (Eastern Counties)</b>
<b>Reference</b>	20160498
<b>Location</b>	Land South of Salhouse Road, Sprowston
<b>Planning Status</b>	Outline Planning Permission
<b>Description of Development</b>	Proposed residential development of a minimum of 803 dwellings with access road and associated infrastructure ...

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

The outline application for the site was submitted on 05/04/2016, slightly in advance of the confirmation of the site's allocations through the Growth Triangle Area Action plan in July 2016. A Council resolution to grant planning permission was given on 01/11/2017. Outline consent was granted on 07/03/19. The delay to the grant of planning permission was principally due to complicated negotiations that resulted from there being the two separate but inherently inter-related applications that were submitted on the GT7 allocation site.

The 1st phase of the site has been purchased by Kier Living.

Barratt David Wilson Homes (BDWH) have purchased Phases 2-4 and secured detailed planning permission (20200447) on 26/06/2020 for 535 homes.

Phase 5 remains in separate ownership.

There are no known viability, ownership or infrastructure constraints that would prevent the development of the site.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
10	100	100	100	100

#### Commentary on Delivery Forecast

Barratt Homes submitted a Reserve Matters application on 04/03/2020, which was approved on 26/06/2020. They intend to start on site mid-O2020.

BDWH anticipates the following delivery programme 20/21 = 10 completions, 21/22 = 100, 22/23 = 100, 23/24 = 100, 24/25 = 100, 2025/26 = 60, 2026/27 = 65. This rate is consistent with their experience of the local market

### 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent: Barratt David Wilson Homes  
(Eastern Counties)**

**Name: Ray Houghton**

**Job Title: Head of Planning**

**Date: 15 September 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Landform Estates Ltd/Barton Willmore</b>
<b>Reference</b>	20180193
<b>Location</b>	Land North of Smea Lane, Great Plumstead
<b>Planning Status</b>	Outline Planning Permission
<b>Description of Development</b>	Development up to 272 residential dwellings, a 2ha site for a 2 Form Entry Primary School, community uses (Use Class D), public open space and associated infrastructure.

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018.

In parallel with the application process Landform have been engaging with potential housebuilders to take on the site. A number of further investigations were undertaken so as to enable an unconditional sale to be agreed. Advanced negotiations are now ongoing with a specific housebuilders in respect of the sale of the site.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-	20	40	40	40

#### Commentary on Delivery Forecast

An unconditional sale to a housebuilder is expected by the end of 2019/20.

As a sale to a housebuilder has not yet been completed, it is not possible to reflect a specific housebuilder's intentions in the delivery forecast. There is however clear evidence of progress towards the delivery of the site that would justify a conclusion that a sale will be agreed in line with Landform's expectations and development achieved on site within 5 years.

If an unconditional sale is made to a housebuilder by the end of 2019/20, it is reasonable to expect that a Reserve Matters application would be submitted during 2020 and determined in time to enable a start on site during 2021/22.

A rate of development of 40 homes per annum is considered to be a reasonable estimate of what could be achieved on a site of this nature. On the basis of an assumed start on site in 2021/22 only a half year of delivery is forecast in this 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Developer/Agent: Barton Willmore**

**Name: Ed Hanson**

**Job Title: Associate**

**Date: 02 Sept 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Landform Estates Ltd/Barton Willmore</b>
<b>Reference</b>	20180194
<b>Location</b>	Land North of Smea Lane, Great Plumstead
<b>Planning Status</b>	Outline Planning Permission
<b>Description of Development</b>	Development of 11 self-build residential plots and associated access and infrastructure

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

The site was allocated in July 2016. An outline application (20180193) was submitted on 06/02/2018. Outline Permission was granted on 19/12/2018.

A number of further investigations are currently being undertaken so as to enable the sale of individual plots for self-build in the early part of 2019/20.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-	2	3	2	3

#### Commentary on Delivery Forecast

Landform has confirmed that they intend to progress with plot sales to self-builders as soon as possible.

As plot sales to self-builders have not yet been completed, it is not possible to reflect any specific intentions in the delivery forecast. There is however clear evidence of progress towards the delivery of the site that would justify a conclusion that development will be achieved on site within 5 years.

For the purposes of the forecast it has been assumed that plots sales will be achieved during 2019/20 enabling Reserve Matters applications to be submitted by the first self-builders in 2020/21 and permission granted in time to enable the first completions 2021/22. A rate of between 2 and 3 completions a year is considered to be a reasonable estimate of delivery.

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Developer/Agent: Barton Willmore**

**Name: Ed Hanson**

**Job Title: Associate**

**Date: 02 Sept 2020**



### Site & Developer/Agent Details

<b>Developer/Agent</b>	Larkfleet Homes
<b>Reference</b>	GT11 (20181601)
<b>Location</b>	Land East of Broadland Business Park
<b>Planning Status</b>	Allocation (Undetermined Hybrid Application 20181601)
<b>Description of Development</b>	Outline Application for Erection of up to 235 Dwellings with Associated Infrastructure. 2. Full Application for the Erection of 315 Dwellings, Accesses and Associated Works.

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>		<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20

#### Commentary on Site Progress

A hybrid planning application (20181601) was submitted on 02/10/2018. Determination of the application has been delayed whilst issues relating to highways, layout and the mix of uses on site are resolved. Significant progress has been made on these issues and therefore it is expected that consent will be granted subject to s106 in 2020/21.

The application went to planning committee on 18/05/2020 and now has a resolution to grant, and is awaiting the signing of the s106.

Larkfleet homes have confirmed that they do not consider there to be any viability, ownership or infrastructure constraints that will prevent the development of the site once permission has been granted.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
0	0	12	56	58

#### Commentary on Delivery Forecast

Subject to the grant of planning permission, Larkfleet homes intend to start on site during 2020/21. They expect there to be approximately 24 weeks (6 months) between the start on site and first completions and would expect to complete between 50 and 80 units per year thereafter. A mid-range estimate has been used within the delivery forecast, with a conservative estimate of 50% of annual completions in the first full year of construction.

### 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent: Larkfleet Homes**

**Name: Hannah Guy**

**Job Title: Planning Manager**

**Date: 01 Oct 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Norfolk Homes
<b>Reference</b>	GT18 (20171464)
<b>Location</b>	Land South of Green Lane West, Rackheath
<b>Planning Status</b>	Allocation (Application for Full Permission submitted)
<b>Description of Development</b>	Construction of 322 Dwellings & Associated Works

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>		<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	
---	--	--	--

#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20

#### Commentary on Site Progress

A full planning application was submitted on 31/08/2017. Broadland's planning committee resolved to grant planning permission on 10/04/2019.

There are no known viability or infrastructure constraints. Norfolk Homes hold an option on the land. Whilst a final price still needs to be agreed and the option taken up, Norfolk Homes do not believe there are any significant barrier to delivery of the site once planning permission is granted.

Developers have been in discussions about land deal. Approval pending but should be issued Summer 2020.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-	-	25	25	25

#### Commentary on Delivery Forecast

Subject to the timely grant of permission, and taking account of the need to agree a price and take up option, Norfolk Homes expect to start in early 2021. Norfolk homes expect first occupations about 12-18 months from the start date and would intend to build at around 25 units per year. The delivery forecast is consistent with Norfolk Homes's intended delivery timescale.

### 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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Developer/Agent: Norfolk Homes**

**Name: Diane Barr**

**Name: Craig Lockwood**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Job Title: Land & Planning Manager**

**Date: 19 Aug 2020**

Site & Developer/Agent Details				
<b>Developer/Agent</b>	<b>Building Partnerships</b>			
<b>Reference</b>	GT16			
<b>Location</b>	North Rackheath			
<b>Planning Status</b>	Allocation			
<b>Description of Development</b>	<p>An area of 293ha is identified in the GT16 policy, 160ha of the North Rackheath site shall be developed as mixed use, including at least 25ha of land for employment and the provision of necessary services facilities and infrastructure. Approximately 3,000 new homes are expected to be delivered.</p> <p>A Masterplan has been prepared and ratified Broadland Council. It anticipates that an additional 1,000 homes could be provided in land safeguarded for potential future expansion.</p>			
Site Progress				
<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0	
Number of Homes Completed by Year				
.				
<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
.				
Commentary on Site Progress				
<p>The contract is due to be completed with the housebuilder – October 2020            Planning application submission – October 2021            Permission anticipated – October 2022            1<sup>st</sup> Occupation – October 2023</p>				
Delivery Forecast				
.				
<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
N/A	N/A	N/A	50	150
.				
Commentary on Delivery Forecast				
<p>The Contract allows for up to 300 occupations per year. There will be some start up lag with the above referenced completions in the early years.</p>				
Developer's Declaration				
<p>I confirm that:</p> <ul style="list-style-type: none"> <li>the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast.</li> </ul> <p>and,</p> <ul style="list-style-type: none"> <li>that to the best of my knowledge the information included within this Site Assessment form is accurate.</li> </ul>				
<b>Local Authority: Broadland District Council</b>		<b>Developer/Agent: GP Planning Ltd</b>		
<b>Name: Diane Barr</b>		<b>Name: Maureen Darrie</b>		

**Job Title: Spatial Planning Monitoring Officer**

**Date: 24 Aug 2020**

**Job Title: Director**

**Date: 23<sup>rd</sup> September 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Persimmon Homes, Hopkins Homes, Taylor Wimpey Homes</b>
<b>Reference</b>	GT20
<b>Location</b>	White House Farm (North East)
<b>Planning Status</b>	Allocation (Hybrid Planning Application Submitted, 20191370).
<b>Description of Development</b>	Erection of 516 dwellings, including associated infrastructure.

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

Allocation site GT20 is under an option agreement to the same development consortium (Persimmon Homes, Hopkins Homes & Taylor Wimpey Homes) who are currently building out the 1,233 home White House Farm development site (district reference 20080367), that lies adjacent to this site.

The consortium have confirmed that infrastructure installed as part of the current development has been sized to facilitate the development of GT20 and that their intention to move onto this site promptly once the construction of the adjacent White House Farm site is complete. To enable this an application (District Reference: 20191370) was submitted on 29/08/2019 that seeks outline permission for 516 dwellings (to be split equally amongst the three consortium members) and detailed consent for the highway access. The lead consortium member (Persimmon Homes) has confirmed that early work has already begun on a Reserved Matters submission.

Due to consultation responses received in the determination of the outline planning application the masterplan has been updated reducing the number of dwellings to 456 (152 per developer). The planning application has a resolution to approve following planning committee in June 2020 and the S106 is near final at October 2020. Reserved matters applications will be submitted soon after the issue of the Outline Planning Permission.

The site is under option to the development consortium and there are no known viability, ownership or infrastructure constraints that will prevent the delivery of the site.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-		64	174	140

#### Commentary on Delivery Forecast

Persimmon Homes expect that they will have completed construction on their first White House Farm site (district reference 20080367) by the end of 2020 and forecast completions on GT20 in Q3 2022. They forecast that they will continue to build-out at a rate of approximately 70dpa. Hopkins Homes expect to have completions on GT21 in 2022/23, building out at a rate of

approximately 54-60dpa. Taylor Wimpey expect to have completions on GT21 in 2022/23, building out at a rate of approximately 50dpa.

#### **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.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent: Persimmon Homes**

**Name: Laura Townes**

**Job Title: Head of Land & Planning**

**Date: 5 November 2020**



### Site & Developer/Agent Details

<b>Developer/Agent</b>	<b>Socially Conscious Capital Ltd (SCC) / Strutt &amp; Parker</b>
<b>Reference</b>	20161896
<b>Location</b>	Racecourse Plantation, Plumstead Road
<b>Planning Status</b>	Outline Planning Permission.
<b>Description of Development</b>	Erection of up to 300 New Homes and the Creation of a New Community Woodland Park (Outline)

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	0	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	0
---	---	--	---

#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	-

#### Commentary on Site Progress

An outline application for the development of the site was submitted on 01/11/2016. The application was refused on 14/06/2017. The decision to refuse the application was subsequently appealed. The appeal was allowed and outline planning permission was granted for the development on 30/01/2019.

Following the planning permission becoming immune from challenge, SCC has been preparing to market the development site for sale to a developer and consulting on the options for the new Community Woodland Park.

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
0	0	75	75	75

#### Commentary on Delivery Forecast

The marketing campaign was due to be launched in February 2020 but had to be postponed because of the Covid-19 crisis. We believe this will have delayed the development programme by at least 6 months, and maybe more. SCC and the TFT (the landowner) have decided to progress with detailed planning of the CWP Scheme. Following the expected sale of the residential development site in late 2020, the incoming developer will then prepare and submit an application for reserved matters and will discharge the pre-commencement conditions during 2021. Therefore, we currently anticipate the development and delivery of the CWP commencing in early 2022. There are 201 new market homes and 99 new affordable homes; we expect the developer to build out at a rate of 35 - 50 market homes per annum, while the affordable homes will likely be built out more quickly than that, so it will take approximately 4 -5 years for the development to be completed.

### 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.

and,

- that to the best of my knowledge the information included within this Site Assessment form is accurate.

**Local Authority: Broadland District Council**

**Name: Diane Barr**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 18 Aug 2020**

**Developer/Agent: Socially Conscious Capital**

**Name: Rock Feilding-Mellen**

**Job Title: Director**

**Date: 10/09/2020**

For more information or if you require this document in another format or language, please phone:

**01603 431133**  
for Broadland District Council

**0344 980 3333**  
for Norwich City Council

**0808 168 3000**  
for South Norfolk Council

**Annual Monitoring Report  
2019-2020**

