

# Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix A(4)



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

South Norfolk Council

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Peter Muskett
<b>Reference</b>	2011/0506
<b>Location</b>	Ashwellthorpe: r/o Wood Farm, The Street
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	31 houses with village hall, bowling green, sports pitch, village green, and associated parking

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	4	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	31
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	31

#### Commentary on Site Progress

*Site progressing well*

### Delivery Forecast

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

#### Commentary on Delivery Forecast

I expect all homes to be sold and occupied by the end of 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 -

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Monitoring Officer : Planning**

**Date: 21st August 2020**

#### Developer/Agent -

**Print Name: Peter Muskett**

**Job Title: Developer**

**Date: 25 August 2020**

Site & Developer/Agent Details	
Developer/Agent	Clayland Architects (on behalf of Tas Valley Developments Ltd)
Reference	2006/0171/O Allocation ASL1
Location	Aslacton: Coopers Scrap Yard
Planning Status	Outline Permission
Description of Development	Proposed erection of 15 dwellings

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**  
 2019/0460/D – Reserved Matters application pending consideration.

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

**Commentary on Delivery Forecast**  
 AWAITING SUBSTANTIAL HOOD OPS IN PLANNING PROCESS!

**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.

X  
X

MS. APPROUSE  
MS. APPROUSE

<b>Local Authority:</b>	<b>Developer/Agent:</b>
Print Name: Daisy Sutcliffe	Print Name: JO PEARSON
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 21 <sup>st</sup> August 2020	Date: 6/10/2020

Site & Developer/Agent Details					
Developer/Agent	Samuel Porter c/o Porter Developments				
Reference	2015/2082 & 2018/1550				
Location	Bawburgh: South of the Village Hall				
Planning Status	Detailed Permission				
Description of Development	10 dwellings				
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					
Delivery Forecast					
	2020/21	2021/22	2022/23	2023/24	2024/25
	-	-	-	-	-
Commentary on Delivery Forecast					
<p>The developer would anticipate delivering all homes over a 2-year period. The developer set out the site on 01/09/20 and will look to start shortly.</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>					
Local Authority:		Developer/Agent: Studio 35			
Print Name: Daisy Sutcliffe		Print Name: Jason Barber			
Job Title: Spatial Planning Monitoring Officer		Job Title: Director			
Date: 21 <sup>st</sup> August 2020		Date: 02/09/20			

Site & Developer/Agent Details	
Developer/Agent	Margaret Shelley at Lanpro (on behalf of Mr & Mrs Keable, site owners)
Reference	2017/2131
Location	Bracon Ash: West of Long Lane
Planning Status	Outline Permission plus Reserved matters for 14 plots
Description of Development	15 self/custom-build units

Site Progress			
Total Homes Completed at 1 <sup>st</sup> April 2020	5	Homes Under Construction at 1 <sup>st</sup> April 2020	5

Number of Homes Completed by Year				
2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	5

**Commentary on Site Progress**

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

**Commentary on Delivery Forecast**

IT IS NOW VERY LIKELY THAT ALL WILL BE COMPLETE BEFORE THE END OF 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:	Developer/Agent: LONG 4 ACRES LTD
Print Name: Daisy Sutcliffe	Print Name: K. KEABLE
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 21 <sup>st</sup> August 2020	Date: 4/SEP/2020

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Nick Durrant c/o Durrants
<b>Reference</b>	2014/2041/F Allocation BKE2
<b>Location</b>	Brooke: High Green Farm
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	13 dwellings

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	5	<b>Homes Under Construction at 1<sup>st</sup> April 2020</b>	8
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#### Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	-	-	-	5

#### Commentary on Site Progress

*All dwellings on site have either been finished or started construction.*

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
8				

#### Commentary on Delivery Forecast

*All dwellings on site have either been finished or started 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:**

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

**Developer/Agent: Durrants**

**Print Name: Daniel Moth**

**Job Title: Architectural Designer and Planning Technician**

**Date: 3<sup>rd</sup> September 2020**



Site & Developer/Agent Details	
Developer/Agent	Kerry Smith c/o Bennett Homes
Reference	2015/2326/D
Location	Bixley: West of Octagon Barn, Bungay Road
Planning Status	Detailed Permission
Description of Development	60 dwellings and 2 commercial units

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

#### Commentary on Site Progress

Site well underway.

Delivery Forecast				
	2020/21	2021/22	2022/23	2023/24
	- 15	- 15	- 10	-
				2024/25
				-

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

Local Authority:	Developer/Agent: Bennett Homes.
Print Name: Daisy Sutcliffe	Print Name: Adan Bell
Job Title: Spatial Planning Monitoring Officer	Job Title: Development Director
Date: 21 <sup>st</sup> August 2020	Date: 21/8/20.

### e & Developer/Agent Details

<b>Developer/Agent</b>	Jordan Last c/o Taylor Wimpey East Anglia
<b>Reference</b>	2013/0567 & 2016/0402 COS1
<b>Location</b>	Costessey: West of Lodge Farm
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	509 dwellings

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	274	<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
25	82	75	48	44

#### Commentary on Site Progress

*Site under construction. Build rates in line with developers forecast so far.*

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
37	58	64	62	-

#### 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:**

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

**Developer/Agent: Taylor Wimpey**

**Print Name: Jordan Last**

**Job Title: Senior Planning Co-ordinator**

**Date: 03 September 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Chris Webber c/o Barratt Eastern Counties
<b>Reference</b>	2013/1793 & 2018/2200 Cringleford NP HOU1
<b>Location</b>	Cringleford: Newfound Farm Neighbourhood Allocation
<b>Planning Status</b>	Detailed Permission
<b>Description of Development</b>	Up to 650 dwellings, local centre & primary school

### 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>	12
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#### Number of Homes Completed by Year

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

#### Commentary on Site Progress

Following applications approved:  
 2018/1389/D – RM for phase 1 spine road, drainage and landscaping  
 2018/2200/D – RM for appearance, layout and scale  
 Plots under construction are only at foundation level or lower

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
12	115	119	117	121

#### Commentary on Delivery Forecast

2025/26 – 121 Units  
 2026-27 – 45 Units  
 Throughout 2020/21, whilst only 12 initial units will be completed, the site will be undergoing significant infrastructure work including the setup of two construction compounds. This site will be dual branded so will have two simultaneous construction/sales outlets hence why delivery per year from 2021/22 onwards is higher than normal.

### 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:</b>	<b>Developer/Agent: Barratt David Wilson Homes</b>
<b>Print Name: Daisy Sutcliffe</b>	<b>Print Name: Chris Webber</b>
<b>Job Title: Spatial Planning Monitoring Officer</b>	<b>Job Title: Planner</b>
<b>Date: 21<sup>st</sup> August 2020</b>	<b>Date: 14 September 2020</b>

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Spencer Burrell (on behalf of Big Sky Developments)
<b>Reference</b>	2013/1494/O (part) Cringleford NP HOU1 (part)
<b>Location</b>	Cringleford: Land South of the A11 & East of the A47
<b>Planning Status</b>	Outline & some detailed permissions
<b>Description of Development</b>	350 dwellings & 2,500 sqm of commercial floorspace within 650 dwelling scheme

### 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>	60
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#### Number of Homes Completed by Year

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

#### Commentary on Site Progress

*Following applications approved/pending consideration: 2018/2303 - Discharge of Condition for Design Code; 2018/2783 – RM for 67 dwellings; 2018/2784 – RM for 79 dwellings; 2018/2785 – RM for 62 dwellings; 2018/2786 – RM for 56 dwellings; 2018/2787 – RM for 23 dwellings; 2018/2788 – RM for 21 dwellings; 2018/2789 – RM for 42 dwellings & 500 sq.m of commercial floorspace; 2018/2790 – RM for 765 sq.m of commercial floorspace & 2018/2791 – RM for strategic landscape*

*Site has central government Accelerated Construction funding and infrastructure construction is underway.*

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
20	119	125	86	

#### Commentary on Delivery Forecast

Currently contracted to deliver 97, negotiating a contract for a further 42. Tender being prepared for a further 23. The accelerate construction funding is being used to fund the early delivery of infrastructure. There is an associated legal agreement which fixes the delivery rate for the dwellings.

### 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:

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

#### Developer/Agent:

**Print Name: Spencer Burrell**

**Job Title: Development Director**

**Date: 25 September 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	James Griffiths c/o KIER Living
<b>Reference</b>	2013/1494/O (part) Cringleford NP HOU1 (part)
<b>Location</b>	Cringleford: Newfound Farm Neighbourhood Allocation
<b>Planning Status</b>	Outline & some detailed permissions
<b>Description of Development</b>	300 dwellings within a 650 dwelling scheme

### 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>	25
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#### Number of Homes Completed by Year

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

#### Commentary on Site Progress

Following applications approved:  
 2018/2404/D – RM for 7 dwellings  
 2018/2835/D – RM for 230 dwellings  
 2018/2836/D – RM for 90 dwellings

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
44	45	45	45	45

#### 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:**

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

**Developer/Agent:**

**Print Name: James Griffiths**

**Job Title: Head of Planning**

**Date: 1/10/20**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Daniel Moth c/o Durrants
<b>Reference</b>	Allocation DIS2
<b>Location</b>	Diss: Land off Park Road
<b>Planning Status</b>	Land Allocation
<b>Description of Development</b>	15 Dwellings related to the delivery of significant green 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

*No site progress at present.*

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
-	5	10	-	-

#### Commentary on Delivery Forecast

*Our client is still of the intention to bring this site forward and develop, planning will be submitted at the beginning of 2021 with the view to starting construction toward the middle of the 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:**

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

**Developer/Agent: Durrants**

**Print Name: D Moth**

**Job Title: Architectural Designer and Planning Technician**

**Date: 3<sup>rd</sup> September 2020**

**Site & Developer/Agent Details**

<b>Developer/Agent</b>	Oliver Chapman c/o Chapman Chartered Surveyors
<b>Reference</b>	Allocation DIS1
<b>Location</b>	Diss: Land North of Vincas Road
<b>Planning Status</b>	Land Allocation
<b>Description of Development</b>	A residential development of 35 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
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**Number of Homes Completed by Year**

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

**Commentary on Site Progress**

**Delivery Forecast**

2020/21	2021/22	2022/23	2023/24	2024/25
-	-	-	15	20

**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.

<p><b>Local Authority:</b></p> <p><b>Print Name:</b> Daisy Sutcliffe</p> <p><b>Job Title:</b> Spatial Planning Monitoring Officer</p> <p><b>Date:</b> 21<sup>st</sup> August 2020</p>	<p><b>Developer/Agent:</b> </p> <p><b>Print Name:</b> Oliver Chapman</p> <p><b>Job Title:</b> Director</p> <p><b>Date:</b> 21 August 2020 </p>
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### Site & Developer/Agent Details

<b>Developer/Agent</b>	Ed Gilder c/o Badger Building Ltd
<b>Reference</b>	2018/0121 DIT1
<b>Location</b>	Ditchingham: Tunneys Lane Field
<b>Planning Status</b>	Allocated site with Outline Permission
<b>Description of Development</b>	Outline application for up to 24 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
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#### Number of Homes Completed by Year

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

#### Commentary on Site Progress

*2019/1925/F – Full application for 27 dwellings = Pending decision*

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
		8	8	11

#### 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:**

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

**Developer/Agent: Badger Building**

**Print Name: Edward Gilder**

**Job Title: Land and Planning Manager**

**Date:20/10/2020**



### Site & Developer/Agent Details

<b>Developer/Agent</b>	Laura Townes c/o Persimmon Homes
<b>Reference</b>	2014/2611 Allocation EAS1
<b>Location</b>	Easton: South and East of village
<b>Planning Status</b>	Outline Permission
<b>Description of Development</b>	890 dwellings and village centre, south and east of the village

### 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

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
	40	80	80	80

#### Commentary on Delivery Forecast

**Reserved Matters for Phase 1 submitted May 2020. Target Committee Q1 2021 with first completions forecast for Q4 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:

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

#### Developer/Agent:

**Print Name: Laura Townes**

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

**Date: 2 November 2020**

### Site & Developer/Agent Details

<b>Developer/Agent</b>	Michael Goldney c/o Cripps Developments
<b>Reference</b>	2018/1317 Allocation EAR1
<b>Location</b>	Earsham: Lodge Field, School Lane
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	16 dwellings

### Site Progress

<b>Total Homes Completed at 1<sup>st</sup> April 2020</b>	10	<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
-	-	-	-	10

#### Commentary on Site Progress

### Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
6	-	-	-	-

#### 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:**

**Print Name: Daisy Sutcliffe**

**Job Title: Spatial Planning Monitoring Officer**

**Date: 21<sup>st</sup> August 2020**

**Developer/Agent: Cripps Developments Ltd**

**Print Name: Mike Goldney**

**Job Title: Commercial Director**

**Date: 21<sup>st</sup> August 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**

