

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



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	
Developer/Agent	Julian Wells c/o FW Properties
Reference	W001
Location	Woodton: Rear of Georges House
Planning Status	Allocation
Description of Development	20 dwellings 23

Site Progress			
Total Homes Completed at 1 st April 2020	0	Homes Under Construction at 1 st April 2020	0

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

Commentary on Site Progress
 Planning application was submitted to South Norfolk on 14 August 2020. Subject to achieving consent, we are aiming to be on site with these proposals during the Quarter 2 in 2021.

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

Commentary on Delivery Forecast
 Subject to my comment above and being on site in Quarter 2 in 2021 then we will build out all 23 units in one principle phase with completion in Quarter 4 in 2022.

Developer's Declaration	
I confirm that:	
<ul style="list-style-type: none"> 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,	
<ul style="list-style-type: none"> that to the best of my knowledge the information included within this Site Assessment form is accurate. 	
Local Authority: South Norfolk	Developer/Agent: FW PROPERTIES
Print Name: Daisy Sutcliffe	Print Name: JULIAN WELLS
Job Title: Spatial Planning Monitoring Officer	Job Title: DIRECTOR
Date: 21 st August 2020	Date: 24 AUGUST 2020

Site & Developer/Agent Details

Developer/Agent	Jordan Last c/o Taylor Wimpey
Reference	Phase 1 - 2015/1649, Phase 2 - 2016/2586 WYM3 (part)
Location	Wymondham: South, Silfield Road
Planning Status	Detailed permission
Description of Development	Phase 1 - 129 dwellings Phase 2 - 121 dwellings

Site Progress

Total Homes Completed at 1st April 2020	Phase 1 = 129 dwellings Phase 2 = 19 dwellings	Homes Under Construction at 1st April 2020	0
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Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	Phase 1 - 8	Phase 1 – 32	Phase 1 – 58	Phase 1 – 31 Phase 2 = 19

Commentary on Site Progress

*Phase 1 completed in 2019/20.
Phase 2 now commenced.*

Delivery Forecast

2020	2021	2022	2023/24	2024/25
35	48	19		

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: 2nd November 2020

Developer/Agent:

Print Name: Jordan Last

Job Title: Senior Planner

Date: 2nd November 2020

Site & Developer/Agent Details

Developer/Agent	Laura Townes c/o Persimmon Homes
Reference	Phase 1 – 2014/1969 & Phase 2 - 2015/1405
Location	Wymondham: Carpenters Barn
Planning Status	Detailed permission
Description of Development	Phase 1 = 217 dwellings Phase 2 - 133 dwellings

Site Progress

Total Homes Completed at 1st April 2020	Phase 1 = 217 dwellings (all complete) Phase 2 = 79	Homes Under Construction at 1st April 2020	54
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Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	Phase 1 = 77	Phase 1 = 91	Phase 1 = 49 (site complete) Phase 2 = 9	Phase 2 = 70

Commentary on Site Progress

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
52	4 (site complete)	-	-	-

Commentary on Delivery Forecast

The forecast includes an additional 2 units (plots 1 and 318) from Phase 1 Becketts Grove (2007/2703/O; 2011/0374/D) that were not constructed at the time.

Developer s Declaration

I confirm that:

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- 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: 21st August 2020

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

Site & Developer/Agent Details

Developer/Agent	Geoff Armstrong c/o Armstrong Rigg Planning
Reference	2016/2668 Allocation WYM2
Location	Wymondham: Former Sale Ground, Cemetery Lane
Planning Status	Outline Permission
Description of Development	Allocated for 64 dwellings and commercial use, outline permission does not specify numbers, but supporting evidence is based on 61 dwellings only

Site Progress

Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	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

Reserved matters application for 58 dwellings (Ref: 2020/1439) registered 10/08/2020.

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
		20	20	18

Commentary on Delivery Forecast

Forecast allows 6 months for the grant of reserved matters consent and 1 year between RM approval and the first delivery on site. The viability of this delivery is dependent on RM consent being granted for 0% affordable housing.

Developer s Declaration

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- 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: 21st August 2020

Developer/Agent:

Print Name: Geoff Armstrong

Job Title: Director, Armstrong Rigg Planning

Date: 07/09/2020

Site & Developer/Agent Details

Developer/Agent	Laura Townes c/o Persimmon Homes
Reference	2019/0536
Location	Wymondham: Elm Farm, Norwich Common
Planning Status	Detailed Permission
Description of Development	300 dwellings at Norwich Common

Site Progress

Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	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

Construction commenced in March 2020. 51 homes under construction at 12 October 2020.

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
35	100	100	65	

Commentary on Delivery Forecast

Developer s Declaration

I confirm that:

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- 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: 21st August 2020

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

Site & Developer/Agent Details

Developer/Agent	Sam Sinclair c/o Lovell Construction
Reference	2014/2495/O, 2018/2758/D & 2019/1804/D (PCO)
Location	Wymondham: London Road/Suton Lane
Planning Status	Outline Permission & some detailed permission
Description of Development	335 dwellings, neighbourhood centre and cemetery

Site Progress

Total Homes Completed at 1st April 2020	0	Homes Under Construction at 1st April 2020	15
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Number of Homes Completed by Year

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

Commentary on Site Progress

2019/1804/D – Reserved matters (pending consideration) for 246 dwellings

Delivery Forecast

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

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: 21st August 2020

Developer/Agent:

Print Name: Sam Sinclair

Job Title: Regional Technical Manager

Date: 05/09/2020

Site & Developer/Agent Details

Developer/Agent	Laura Townes c/o Persimmon Homes
Reference	2014/2042
Location	Wymondham: Spinks Lane/Norwich Road
Planning Status	Detailed permission
Description of Development	259 dwellings

Site Progress

Total Homes Completed at 1st April 2020	243	Homes Under Construction at 1st April 2020	16
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Number of Homes Completed by Year

2015/16	2016/17	2017/18	2018/19	2019/20
-	33	59	75	76

Commentary on Site Progress

The last plot was completed in June 2020.

Delivery Forecast

2020/21	2021/22	2022/23	2023/24	2024/25
16 (site complete)				

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: 21st August 2020

Developer/Agent:

Print Name: Laura Townes

Job Title: Head of Land & Planning

Date: 21 October 2020

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

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**Annual Monitoring Report
2019-2020**

